

# Arnolds | Keys



## 15 Donthorn Court, Aylsham, NR11 6YF

Offers Over £190,000

- AWARD WINNING DEVELOPMENT
- CHARMING AND CHARACTERFUL FEATURES
- MAIN BEDROOM WITH ENSUITE
- CLOSE TO AYLSHAM MARKET PLACE
- ORIGINALLY BUILT IN THE 1800'S
- TWO DOUBLE BEDROOMS
- TWO ALLOCATED PARKING SPACES
- OPEN PLAN LOUNGE/DINER/KITCHEN

# 15 Donthorn Court, Aylsham NR11 6YF

A stylish and beautifully presented first floor apartment, forming part of the award winning Hopkins Homes conversion of the historic St Michaels Hospital within the market town of Aylsham. The property offers two allocated off road parking spaces.



Council Tax Band: C



## **DESCRIPTION**

This attractive Grade 2 listed first floor apartment forms part of the award winning Hopkins Homes development. Originally built in the 1800's as a workhouse before its conversion to the St Michaels Hospital in the 1950's, the property has been sympathetically converted offer the perfect blend of character with the benefits of a modern home.

The property boasts charming features throughout with high ceilings and decorative windows and comprises an entrance hall, lounge diner which is open to the contemporary kitchen, a bathroom and two double bedrooms; one with an ensuite. The property is conveniently situated on the edge of the market town of Aylsham and offers two allocated off road parking spaces with managed communal grounds.

## **ENTRANCE HALL**

Carpet, built-in storage cupboard.

## **KITCHEN**

Two windows to front aspect, fitted with wall and base units with inset stainless steel one and a half sink and drainer, space for fridge/freezer, inset electric double oven with four ring gas hob and cooker hood over, tiled flooring, space and plumbing for washing machine and dishwasher. Open to:-

## **LIVING ROOM**

Window to rear aspect, carpet, radiator.

## **BEDROOM ONE**

Two windows to rear aspect, carpet, radiator, built in double wardrobe, door to:-

## **ENSUITE**

Window to rear aspect, fitted with a three piece suite comprising shower cubicle with mains connected shower, WC, pedestal wash hand basin, radiator, Amtico herringbone flooring, extractor fan.

## **BEDROOM TWO**

Two windows to front aspect, double wardrobe and built in cupboard, carpet, radiator.

## **EXTERNAL**

There is an allocated parking space adjacent to the property, and a further allocated space in the car park.

## **LOCATION**

Aylsham is a sought after historic market town with a range of local amenities including supermarkets, doctors and dental surgeries, an opticians, local independent shops and plenty of places to eat. The town also offers highly rated pre, first and high schools, is approximately 10 miles north of the City of Norwich and close to the stunning Norfolk Broads, with plenty of walking routes and cycle paths.

## **AGENTS NOTES**

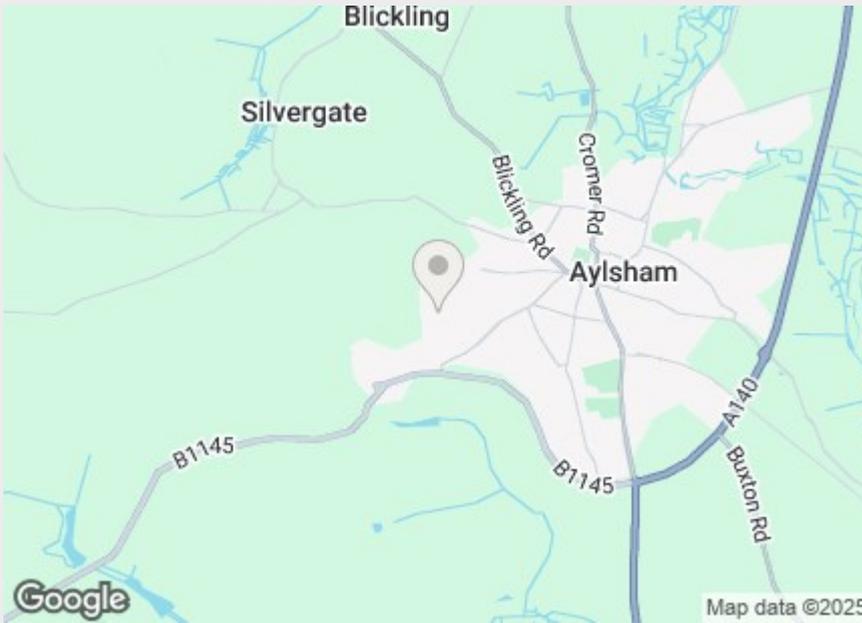
This property is Leasehold, with a share of the Freehold.

987 years remaining on lease.

Yearly service charge: £2847.12 and major works charge: £1863 (for this year)

Mains gas fired central heating.

Mains drainage, electricity and water connected.



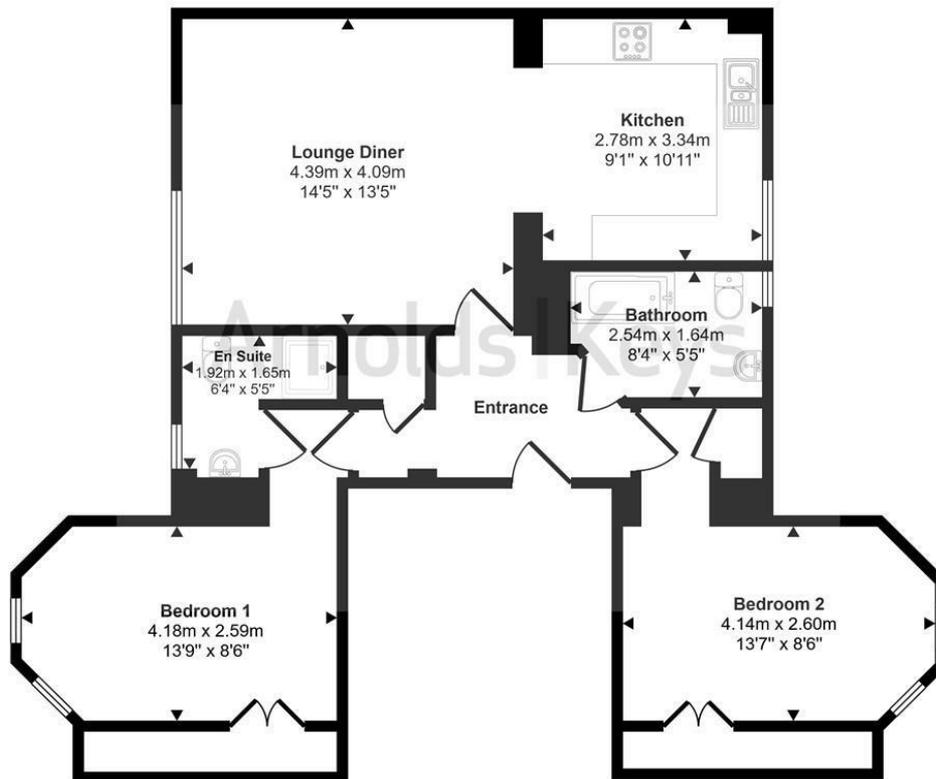
## Viewings

Viewings by arrangement only. Call 01263 738444 to make an appointment.

## EPC Rating:

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>79</b>	<b>81</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

Approx Gross Internal Area  
74 sq m / 796 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate, for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon, and potential buyers are advised to recheck the measurements. Appliances will not have been tested in all cases and we cannot confirm they are in working order.

Arnolds Keys from time to time, recommends conveyancing services. Should you decide to use them we could receive a referral fee of up to £210. Arnolds Keys recommend Yellow Brick (YB) to sellers and buyer for mortgage advice. Should you decide to use YB we could receive a referral fee of £250.

