



**10 Victory Court, Nelson Way,  
North Walsham, Norfolk, NR28 0AE**

- Modern Purpose-Built Flat
- Recently Extended 125 Year Lease
- Two Double Bedrooms
- 21' Lounge/Dining Room
- Off Road Parking Space

**£119,950**

EPC Rating 'tbc'





## Property Description

A spacious modern purpose built first floor flat located in tucked away off road position within a short walk of the town centre. The accommodation is arranged to provide a good sized entrance hall with laminate wood flooring, a 21' double aspect lounge/dining room with an archway to an adjoining fitted kitchen, two double bedrooms and a bathroom with neutral suite.

The lounge is a particularly pleasant room enjoying south and west facing aspects.

The property benefits from night storage heating, sealed unit double glazing and a numbered off road parking space. There is also a security telephone entry system with which the external entrance door can be unlocked from within the flat.

### **Agent's Note:**

The flat is currently let on an assured shorthold tenancy, but can be sold with the tenant in situ, or with vacant possession (subject to the tenant being given the correct notice).





## Location

North Walsham is a thriving North Norfolk market town offering a range of shopping facilities including a large Sainsbury's store, Waitrose, Lidl, all levels of schools including sixth form college, doctors' surgeries, restaurants and leisure facilities including the Victory swimming and fitness centre.

The town also has a railway station providing regular services on the Norwich to Sheringham line. The sandy beaches of the North East Norfolk coast are about six miles from the town, the Norfolk Broads are about twelve miles to the south and the city of Norwich is approximately 17 miles distant.

## Accommodation

The property is accessed via an entrance lobby serving four flats. The external door can be unlocked from inside the flat via a security entry phone system inside the property's entrance hall.

From the entrance lobby a staircase leads to the first floor where the property's private entrance door (with security eye hole) opens into the:

### Entrance Hall

9'4 x 5'7 max, 4'10 min (2.84m x 1.70m max, 1.47m min). Laminate wood floor, night storage heater, doors to bedrooms, bathroom and lounge/dining room, telephone security entry phone, access to loft space, textured ceiling.

### Lounge/Dining Room

21' x 10'5 max, 8' min (6.40m x 3.17m max, 2.44m min). Night storage heater, laminate wood floor, sealed unit double glazed windows to side and rear, TV aerial socket, telephone point, textured ceiling, archway to:

### Kitchen

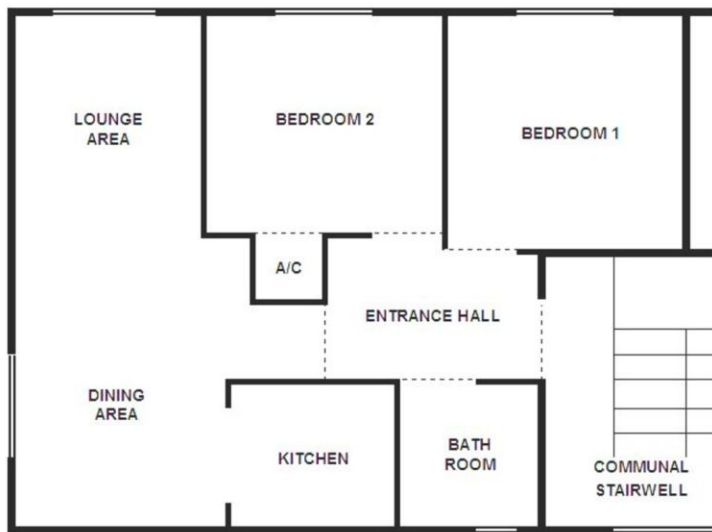
6'7 x 5'10 (2.01m x 1.78m). Re-fitted in 2008 with a range of matching wood effect base units and wall cupboards, roll top work surfaces with tiled splashbacks, inset single drainer stainless steel sink unit with mixer tap, plumbing for automatic washing machine, electric cooker, extractor fan, textured ceiling.

### Bedroom 1

11'3 x 8'6 (3.43m x 2.59m). Night storage heater, sealed unit double glazed window to rear, textured ceiling.

## Floor Plan

*(Not to scale and intended as an approximate guide to room layout only)*



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If a referral to our trusted local solicitors is successful, Acorn Properties receive a referral fee of £100 - £180 following the successful completion of the relevant sale or purchase.

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Please feel free to ask us if you would like any further information regarding our recommended solicitors or mortgage advisors, and the arrangements we have with each.

## Bedroom 2

10'1 x 7'9 (3.07m x 2.36m) plus built in airing cupboard. Night storage heater, sealed unit double glazed window to rear, textured ceiling.

## Bathroom

6'7 x 6'5 (2.01m x 1.96m).

Re-fitted in 2005 with matching white coloured suite comprising panelled bath with electric shower unit over and tiled surround, pedestal hand basin with tiled splashbacks, close coupled WC, sealed unit double glazed window to front, laminate wood floor, electric fan heater, textured ceiling.

## Outside

The property has a numbered parking space (number 8) in an adjoining parking area.

## General Information

### Viewings

By arrangement with the agents, Acorn Properties

**☎ 01692 402019**

### Services

Mains electricity, water and drainage connected

### Tenure

Leasehold

125 years from January 2019

### Possession

To be confirmed

### Council Tax Band

Band A

### Directions

On foot from the Market Place, walk down the town into Market Street and turn right into Mundesley Road. Cross over the road and take the opening adjacent to the Indian Restaurant, where you will see Victory Court. Continue down the slope and No.10 is at the rear of the block, accessed via the external staircase.



29-30 Market Place  
North Walsham  
Norfolk  
NR28 9BS

[www.acornprop.co.uk](http://www.acornprop.co.uk)  
[team@acornprop.co.uk](mailto:team@acornprop.co.uk)  
**01692 402019**

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance only. Whilst every care has been taken to ensure their accuracy, they should not be relied upon solely and potential buyers are advised to check specific measurements as necessary.