



01263 738444
arnoldskeys.com

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The Beeches . Holt . NR25 6AU

£220,000

PERIOD CHARM AND CHARACTER, LOVELY SETTING AND CONVENIENT TOWN POSITION

The apartment has its own entrance with double-glazed panel front door to hallway which has a useful walk-in cupboard. The stunning lounge is some 18'6" max, into the bay x 13'10" with a fireplace with hearth surround and mantel, sash windows to the bay window to the rear with views to the communal grounds. The kitchen is a double-aspect room and well fitted with a range of base and eye level units with work surfaces and appliances including gas hob, with extractor hood and electric double oven. There is plumbing available for dishwasher and washing machine.

Bedroom one is a double room with sash window to the front and a fitted double wardrobe and cupboards. Bedroom two also a double room which has a double-glazed window to the side elevation. The accommodation is complete with a shower room with corner shower cubicle, electric shower, vanity mounted wash hand basin and WC.

The lovely communal gardens are located wrapping around the property. There is also a paved area adjacent to the front door which is part of the communal grounds. There is also a parking area which is communal on a first come first served basis. The property is offered in good order and viewing is most strongly recommended to appreciate its airy and light accommodation.



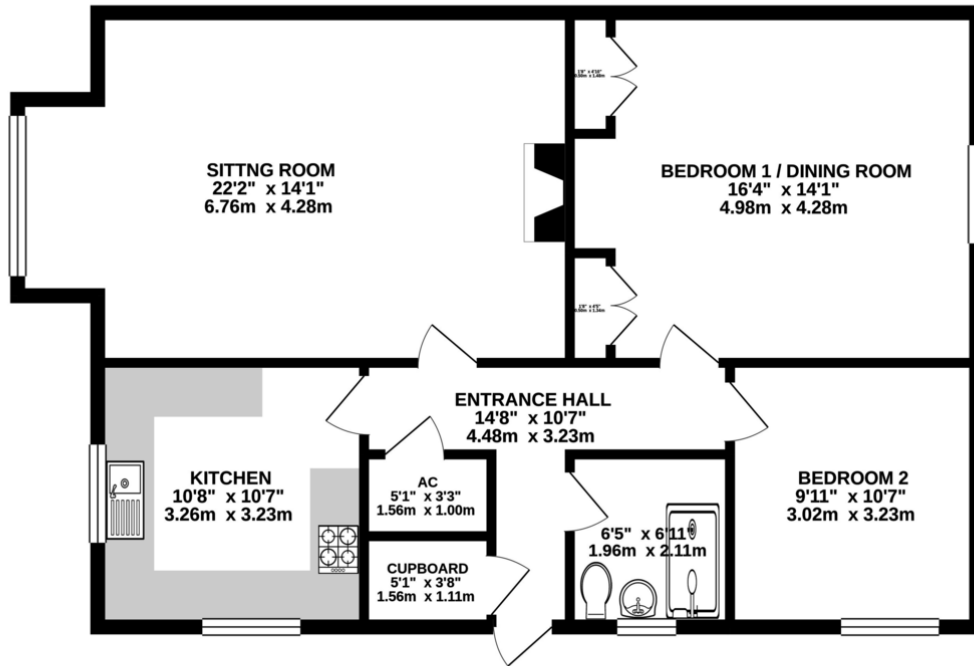
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GROUND FLOOR
889 sq.ft. (82.6 sq.m.) approx.



TOTAL FLOOR AREA: 889 sq.ft. (82.6 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	58 D	74 C
39-54	E		
21-38	F		
1-20	G		

AGENTS NOTE:-

1. A copy of the lease is available upon request with the agent's office. We suggest that all prospective purchasers read this prior to proceeding on purchase. We would like to draw your attention to two of the conditions:-
 - i. The seller may be required to pay a fee to the freehold owner on resale (0.25% of sale price).
 - ii. Owners have a maintenance obligation within the lease for internal decoration.

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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. Arnolds Keys refer sellers and buyers to various trusted firms for services associated with the home move process, for which in some cases a referral fee is paid to Arnolds Keys by the service provider. It is your decision whether you choose to deal with those firms. Arnolds Keys from time to time, recommends conveyancing services. Should you decide to use them we could receive a referral fee of up to £125. Arnolds Keys recommend Mortgage Advice Bureau (MAB) to sellers and buyer for mortgage advice. Should you decide to use MAB we would receive a referral fee of £200. Arnolds Keys recommend Hadley and Ottaway (H&O) for removal services. Should you decide to use H&O we would receive a referral fee of 10% of the net final invoice.



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