

SOWERBYS

Norfolk Property Specialists



6 Regal Court

Peacock Lane, Holt, Norfolk, NR25 6HW

£395,000



Viewing by appointment with our
Holt Office 01263 710777 or holt@sowerbys.com



6 REGAL COURT

This exceptional first floor apartment forms part of the prestigious and rarely available Regal Court development and commands an enviable position just a stone's throw from Holt's vibrant town centre.

This exclusive and highly convenient address with private parking make this superb apartment a rare breed and possibly the perfect town centre home for later life or an efficient lock and leave property for frequent travellers.

Stretching to over 1,200 sq. ft., the generous accommodation briefly comprises: a large reception hall leading to the striking main reception providing opulent open plan living. The immaculate kitchen boasts a range of floor and wall mounted units with integral appliances and leads to the dining area with ample space for a 4-6 seater table. The seating area enjoys an electric fireplace as its focal point and is flooded with light via two large sash windows to the front aspect.

To one side of the apartment, the luxurious principal bedroom is served by an en-suite shower room whilst the two further double bedrooms are well served by the central family bathroom. The two additional bedrooms enjoy such generous proportions that they happily serve as additional receptions/studies and bring valuable versatility to the property.

The property has the benefit of an allocated car parking space with additional visitor parking. Regal Court is located just off the High Street at Holt and provides a highly convenient yet private environment.



KEY FEATURES

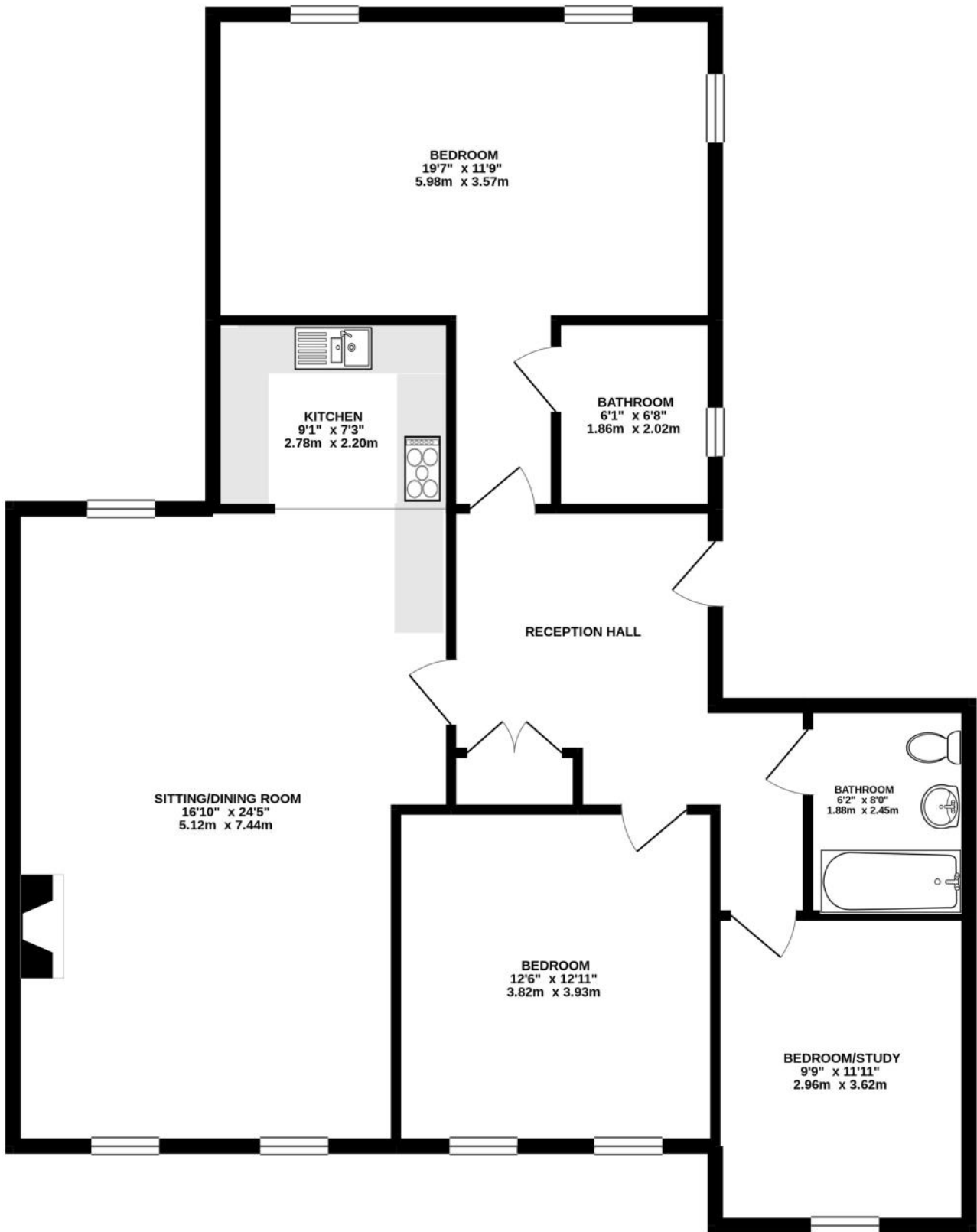
- Three Bedroom First Floor Apartment
- Highly Sought After Complex
- Over 1,200 Sq. Ft. of Accommodation
- En-Suite to Principal Bedroom
- Prime Location for Access to Holt Town Centre
- Immaculately Presented Throughout
- Off Road Parking
- Open Plan Living Options
- Low Maintenance Home







FIRST FLOOR
1208 sq.ft. (112.3 sq.m.) approx.



TOTAL FLOOR AREA : 1208 sq.ft. (112.3 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.

Made with Metropix ©2021



HOLT

Holt is one of the most attractive small towns in Norfolk in an area of outstanding natural beauty. The town existed before the Norman invasion but was destroyed by fire in 1708. It had to be rebuilt and we're very lucky that the timing meant that the Georgian style was used. The main street is lined with colour-washed Georgian buildings, many of architectural importance. There are tea and coffee shops, lots of antique and curio shops, food shops and delicatessens, banks, independent shops and, of course, historic Gresham's School founded in 1555.

The North Norfolk coast at Blakeney is six miles away due north. There is good sailing, golf, bird-watching and many good beaches nearby. The North Norfolk Steam Railway has its terminus on the outskirts of the town and connects Holt with the seaside resort of Sheringham six miles away. The cathedral city of Norwich is just twenty-six miles distant. From Norwich there are direct trains to London Liverpool Street and Norwich Airport is a convenient worldwide gateway via Schiphol Airport.

SERVICES CONNECTED

Mains electricity, water and drainage. Gas fired central heating.

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

C. Ref:- 0958-9072-7237-6290-5210

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above. Alternatively, the full certificate can be obtained through Sowerbys.

TENURE

The property is leasehold. Please contact Sowerbys for further information.

**Viewing by appointment with our Holt Office:
1 Market Place, Holt, Norfolk, NR25 6BE
01263 710777 • holt@sowerbys.com**



These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

Residential Sales • Lettings • Property Management • Land & New Homes

Burnham Market • Dereham • Fakenham • Holt • Hunstanton • King's Lynn • Norwich • Watton • Wells-next-the-Sea

Sowerbys Limited is a company registered in England and Wales, company no: 04151583. Registered office: The Granary, The Quay, Wells-next-the-Sea, Norfolk, NR23 1JT
Sowerbys Estate Agents Limited is a company registered in England and Wales, company no: 05668606. Registered office: 54 Westgate, Hunstanton, Norfolk, PE36 5EL