



## 14 The Hollies,

Park Lane, North Walsham, NR28 0TN

- Spacious First Floor Flat
- Sought-After Development for Over 55's
- Two Bedroom Accommodation
- 20'9 Lounge/Dining Room, Garage

**£145,000**

EPC Rating 'C 71'





## Property Description

A spacious first floor flat enjoying a prime position within 'The Hollies', a popular retirement development for over 55s, with easy access to the town centre and amenities.

The accommodation is arranged to provide two bedrooms, including a master bedroom with built-in wardrobes. The 20'9 lounge/dining room overlooks the communal gardens to rear, with panel glazed sliding doors into a newly re-fitted kitchen. The bathroom is well proportioned, with a built-in airing cupboard and neutral suite.

Further benefits include gas fired central heating to radiators, a security telephone entry system, a fitted stair-lift (serving this and the neighbouring first floor flat – with maintenance cost split between the two owners) and a brick single garage conveniently situated just in front of the property.



## Location

The property is part of 'The Hollies', a small well-designed development of flats and houses situated just off the town centre for the over 55s.

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 2003 built Victory swimming & 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

Communal front entrance door with security telephone entry system leading into communal hallway with staircase (and fitted stair-lift) leading up to first floor landing. From here, private front entrance door to:

### Entrance Hall

Panel effect doors to all rooms, built-in storage, telephone entry system, radiator, access to loft space, textured ceiling.

### Lounge/Dining Room

20' 9" x 12' 3" (6.32m x 3.73m)

Windows to side and rear, telephone point, TV aerial socket, radiator, coved and textured ceiling, second door to airing cupboard, sliding doors to:

### Kitchen

8' 1" x 7' 10" (2.46m x 2.39m)

Re-fitted with a range of matching base units and wall cupboards, wood effect roll top work surfaces with tiled splashbacks, inset single drainer sink unit with mixer tap, space and plumbing for automatic washing machine, built-in eye level oven, inset hob unit, space for fridge/freezer, cupboard housing wall mounted gas fired boiler, window to rear, textured ceiling.

### Bedroom 1

12' 7" x 8' 5" (3.84m x 2.57m) plus door recess.

Window to front, radiator, TV aerial socket, built-in wardrobes, textured ceiling.

### Bedroom 2

8' 3" x 7' 6" (2.51m x 2.29m) plus door recess.

Window to front, radiator, textured ceiling.



### Bathroom

7' 10" x 7' 3" max (2.39m x 2.21m max)

Matching white suite comprising pedestal hand basin, close coupled WC and panelled bath with shower mixer tap and tiled surround, window to side, radiator, built-in airing cupboard housing hot water tank, textured ceiling.

### Outside

The property has a brick single garage (the last garage on the left hand side, closest to the flat).

There is also a small communal garden, which can be enjoyed by all of the residents at The Hollies.



### Referrals

*Acorn Properties are pleased to recommend a variety of local businesses to our customers.*

*In most instances, these recommendations are made with no financial benefit to Acorn Properties.*

*However, if we refer our clients to our trusted local Solicitors or Financial Services, Acorn Properties may receive a 'referral fee' from these local businesses.*

*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.*

*There is no obligation for any of our clients to use our recommended solicitors, but we find the existing relationships we have with these firms can be beneficial to all parties.*

*Acorn Properties may also refer our clients to one of our two local mortgage advisors.*

*For each successful referral Acorn Properties will receive an introducer's fee which is between 25 – 30% of the net initial commission/broker fee received by the advisor. Again there is no obligation for our clients to use our recommended mortgage services.*

*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.*





## General Information

### Viewings

By arrangement with the agents, Acorn Properties

☎ 01692 402019

### Services

Mains gas, electricity, water and drainage connected

### Tenure

Leasehold. 999 years from 1990

### Possession

Vacant possession on completion

### Council Tax Band

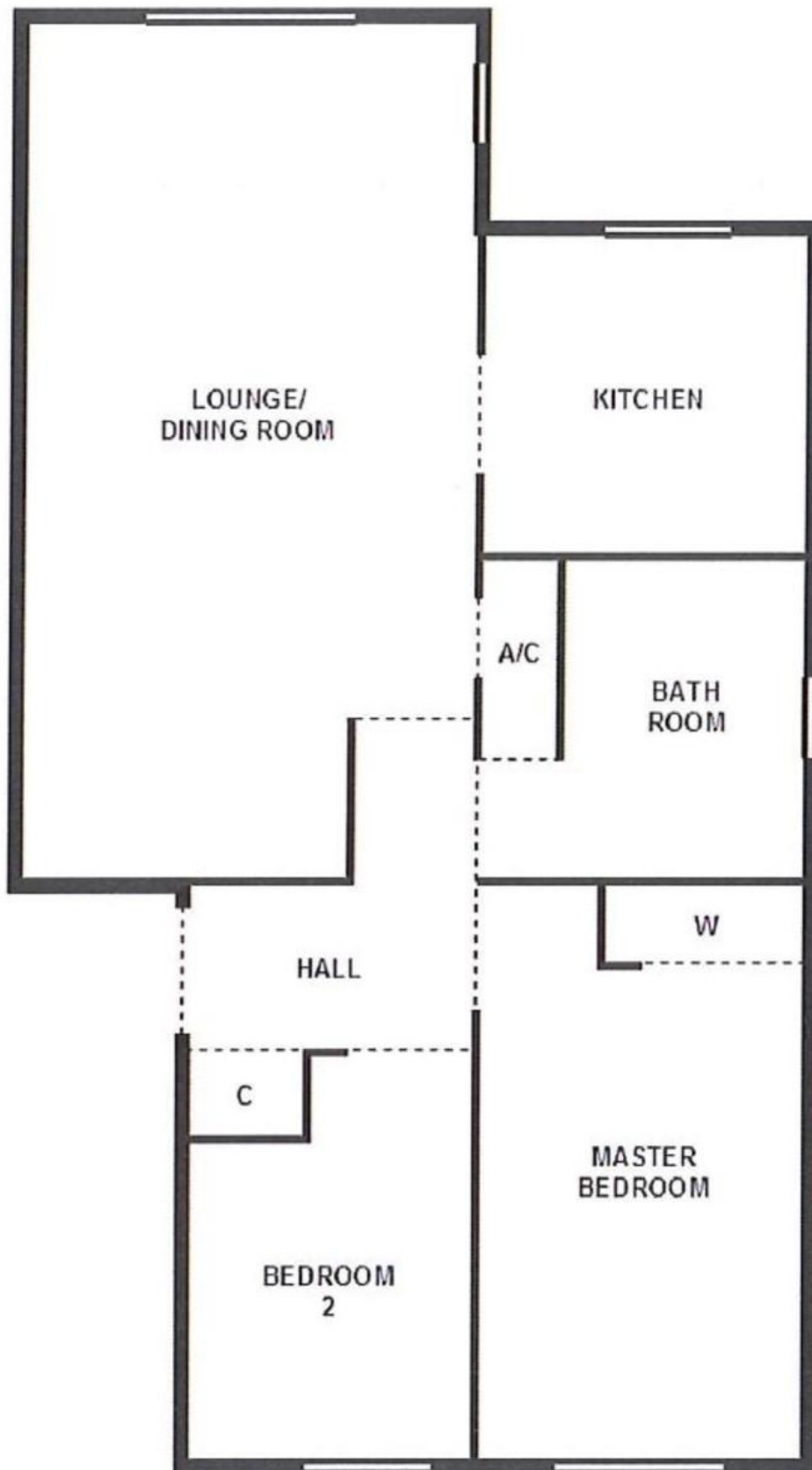
Band A

### Directions

On foot from the Market Place, walk into Kings Arms Street and turn right into Park Lane. Cross over the road and turn left into The Hollies, where the property can be found at the end of the drive.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71   c	75   c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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



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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.