



8 SWANN GROVE, HOLT, NORFOLK, NR25 6DP

A well presented, one bedroom ground floor flat situated within walking distance of Holt town centre. A great investment opportunity for long term letting.

Guide Price £160,000

BROWN & CO

DESCRIPTION

8 Swann Grove is a one bedroom ground floor apartment situated within walking distance of Holt town centre. The accommodation comprises; entrance porch, kitchen, living/dining room, a double bedroom and a bathroom. The property benefits from UPVC double glazing, electric heating and front and rear garden areas including an allocated off road parking space.

LOCATION

Holt is a beautiful Georgian County town which has been well preserved with an attractive range of boutique shops, cafes and restaurants. Gresham's Public School is situated within Holt and close to this property, originally founded in 1515 it provides pre-prep, prep and senior schools.

The North Norfolk Coast is very close with superb walking, golfing, sailing and bird watching activities. The cathedral city of Norwich is just twenty-six miles away. From Norwich there are direct trains to London Liverpool Street. Norwich Airport is a convenient worldwide gateway via Schiphol Airport.

ACCOMMODATION

Entrance Porch Entrance door and window to front aspect.

Living/Dining Room Window to front aspect, electric heater, telephone and TV points, fitted carpet.

Kitchen Windows to front and side aspect, modern fitted kitchen with a range of base and wall units and work surfaces over, stainless steel sink and drainer unit with mixer tap over, built in electric oven with ceramic four ring hob and extractor fan over, space for fridge freezer and space and plumbing for washing machine, tiled splash backs, tiled flooring.

Double Bedroom Window to rear aspect, fitted carpet.

Bathroom Obscure window to side aspect, fully tiled with a white suite comprising panelled bath with mixer tap over, electric shower and separate shower tap, glass shower screen, vanity hand wash basin, low level WC, tiled flooring.

TENURE

The property is leasehold with a 92 year lease remaining.

Ground rent: £165 per annum.

ANTI MONEY LAUNDERING LEGISLATION

In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the selling agent once an offer has been submitted and accepted (subject to contract) prior to solicitors being instructed.



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