



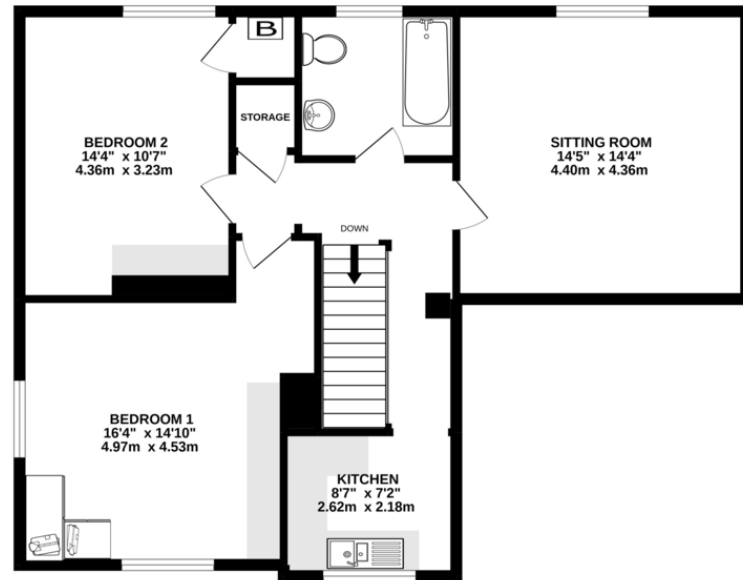
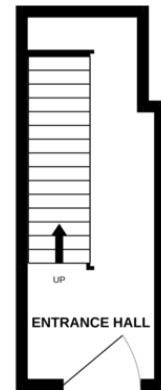
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		67 D
39-54	E	50 E	
21-38	F		
1-20	G		

The graph shows this property's current and potential energy efficiency.



ENTRANCE FLOOR
124 sq.R. (11.3 sq.m.) approx.

1ST FLOOR
798 sq.R. (74.2 sq.m.) approx.



TOTAL FLOOR AREA: 922 sq.ft. (85.7 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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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 £210. 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 £250. 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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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.



2 The Beeches, Station Road, Holt, NR25 6AU

Guide Price £250,000

Offered with no onward chain is this excellent first floor apartment located only a short walk from the Town Centre. The apartment forms part of a small complex of properties designated for the over 60s and offers beautifully proportioned accommodation with gas central heating. The property also has a garage.

- No Onward Chain
- First Floor
- Two Bedrooms
- Gas Central Heating
- Secondary Glazing

The apartment enjoys excellent views from the principal rooms and the building itself stands in very attractive and neatly maintained grounds.

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BEDROOM 1

Two sash windows with secondary glazing to front and side aspects, fitted wardrobes and drawer unit, radiator.

BEDROOM 2

Sash window with secondary glazing to rear aspect, airing cupboard housing combination boiler for gas central heating, fitted dressing table, radiator.

BATHROOM

With panelled bath with shower attachment over, close coupled w.c., wash basin, part tiled walls and radiator.

AGENTS NOTE

Tenure: Leasehold with 93 years remaining.
Services: All mains services are connected. The property has a Council Tax Band of D.

A service charge of £100.00 per month is payable to the managing company which includes maintenance of the exterior of the property, buildings insurance, maintenance of the communal areas and grounds to include window cleaning, lighting and electricity.

Whilst the property is designed for the over 60s, only the leaseholder has to be over 60, partners etc can be under 60 and still reside within the development.

Property Description

ENTRANCE HALL

Staircase to first floor with fitted stairlift, storage area under stairs, radiator, tiled floor.

LANDING

Secure telephone entry system, radiator.

SITTING ROOM/DINING ROOM

Sash window with secondary double glazing to rear aspect, radiator. TV aerial point

KITCHEN

Sash window with secondary glazing to front aspect, range of wall and base units with work surfaces over, inset 1 ½ bowl stainless steel single drainer sink unit with mixer tap over, tiled splashbacks, space for fridge/freezer and cooker, provision for washing machine and dishwasher, fitted gas cooker.

