The Property

The Property offered for rent is a well appointed spacious second floor flat conveniently situated a short flat walk to the towns extensive amenities. The accommodation comprises an entrance hall, sitting room, well fitted out kitchen, a double bedroom and a shower room. The property also benefits from uPvc sealed unit double glazed windows and electric heating. Outside there are communal grounds with bin and drying areas and an allocated parking space plus a visitor's parking area.

Location

Holt was first mentioned in the Domesday Book (1086) when it was credited with five water mills, a market and its own Port of Cley, which was attached to the Holt Manor. In 1708 the great fire of Holt destroyed much of the town centre, which accounts for the Georgian architecture that is found in the town today. The centre of the town comprises mainly of individual shops and businesses where a friendly and personal service still remains. The town is also home to Gresham's Public School. The North Norfolk coastline is about four miles distant with Salthouse, Cley, Blakeney and Morston all within easy reach. The County City of Norwich is just over twenty miles distant from where there is a fast rail service to London Liverpool Street.

Directions

On foot from the Agent's office, proceed into Apple Yard (The entrance is between the Kings Head pub and Boots the chemist) Bear left and then right through the archway. Walk over Budgens car park and you find your self on Kerridge Way. Turn left and after a short distance you find the entrance to Kerridge Court on the right identified by a Pointens to let board.

Accommodation

The accommodation comprises: -

Communal entrance door with entry bell leading to -

Communal Entrance Hall

Leading to -

Entrance Hall

Fitted cupboard, modern electric radiator, telephone point. Entry phone.

Sitting Room (13'2 x 11'5)

Modern electric radiator, television point.

Kitchen (10'6 x 6'10)

Range of base units with work surfaces over, inset single sink unit with mixer tap. Electric oven, electric surface hob. re-circulating hood. Fitted shelving.

Bedroom One (11'5 x 11'5)

Modern electric radiator, fitted cupboard, Airing cupboard. Velux window.

Shower Room

Shower cubicle with fitted shower, Wc, vanity unit with basin, heated towel rail. Plumbing for automatic washing machine, electric shaving point.

Curtilage

Outside there are communal grounds with bin and drying areas and an allocated parking space plus a visitor's parking area.

IMPORTANT NOTICE

These particulars have been prepared in all good faith to give a fair overall view of the property. Measurements and distance are given as a guide only. We have endeavoured to ensure the information given is accurate but we would urge you to contact the office before travelling any great distance to ensure that your impression of the property is as we intended. None of the services, appliances or equipment have been tested and purchasers should satisfy themselves on matters prior to purchase.

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General Information

Rent: £795.00 per calendar month payable in advance.

Damages Deposit: £917 refundable at the end of the tenancy if no claim is justified.

Council Tax Band: C

Services: Mains electric, septic tank. Tenants will be responsible for all services and council tax.

References Required: Bank, employment and present or previous landlord, if applicable. We also carry out a credit check.

Fees: There will be a £180 holding deposit which will be refunded from the first month's rent.

Availability: The property is available from March 2024

Type and length of tenancy: Unfurnished/furnished assured short-hold tenancy for 12 months.

Restrictions: No pets.

Viewing: Strictly via the sole agents, Pointens Estate Agents. Telephone 01263 711880

Ref: H313099L.