



**Haynes Court, Bacton Road,**  
North Walsham, NR28 9DW

- Modern Ground Floor Apartment
- Beautifully Presented Throughout
- No onward chain, Gas Central Heating
- Generous Bathroom, Convenient Location

**£135,000 leasehold**  
EPC Rating '76'







### DESCRIPTION

Stylish modern ground floor apartment providing well arranged double bedroom accommodation including a superb open-plan lounge/dining room, a fitted kitchen area, spacious hallway and a modern bathroom with neutral white suite.

The property is situated within the centre of the town, providing easy access to the supermarket, petrol station and historic Market Place.

### LOCATION

North Walsham is a thriving North Norfolk market town offering a range of shopping facilities including a large Sainsbury's store, Waitrose, 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

The apartment is accessed via a communal hallway, with a private door which opens into:

## HALLWAY

With radiator, built-in storage cupboard with shelving and wall mounted consumer unit.

## BATHROOM

9' 5" x 7' 4" (2.87m x 2.24m) Fitted with a matching three piece suite comprising of a panelled bath with mixer tap and shower attachment, tiled splash back and thermostatic shower over, pedestal wash hand basin and low level wc. Upvc double glazed window, radiator, extractor fan.

## BEDROOM

8' 10" x 14' 6" (2.69m x 4.42m) With Upvc double glazed window to rear, radiator.

## LOUNGE/KITCHENETTE

16' 10" x 16' 6" (5.13m x 5.03m) Having Upvc double glazed windows to front, radiators, Kitchen fitted with a range of base and wall mounted units comprising cupboards and drawers, work surface with inset one and a half bowl sink and mixer tap, plumbing and space for domestic appliance, built-in electric oven and four ring hob with cooker hood above, further space for upright appliance, wall mounted gas fired combination boiler.

## OUTSIDE

The property is surrounded by communal grounds, which include lawns, well stocked flower beds and a series of paved pathways.

Agent's Note: There is no parking provided with the property. However, a gate to the rear of the development provides direct access to a public car park (run by North Norfolk District Council). It is possible to purchase a 24 hour season ticket, which can be used within this car park, and as such you would be able to park within a few metres of the apartment.

## LEASEHOLD INFORMATION

We understand that the property has a 250 year lease from August 2015.

For details of The annual service charge please contact the office

## REFERRALS

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Viewings

By arrangement with the agents, Acorn Properties

**01692 402019**

## Services

Mains Electricity, Water, Drainage & Gas

## Tenure

Leasehold

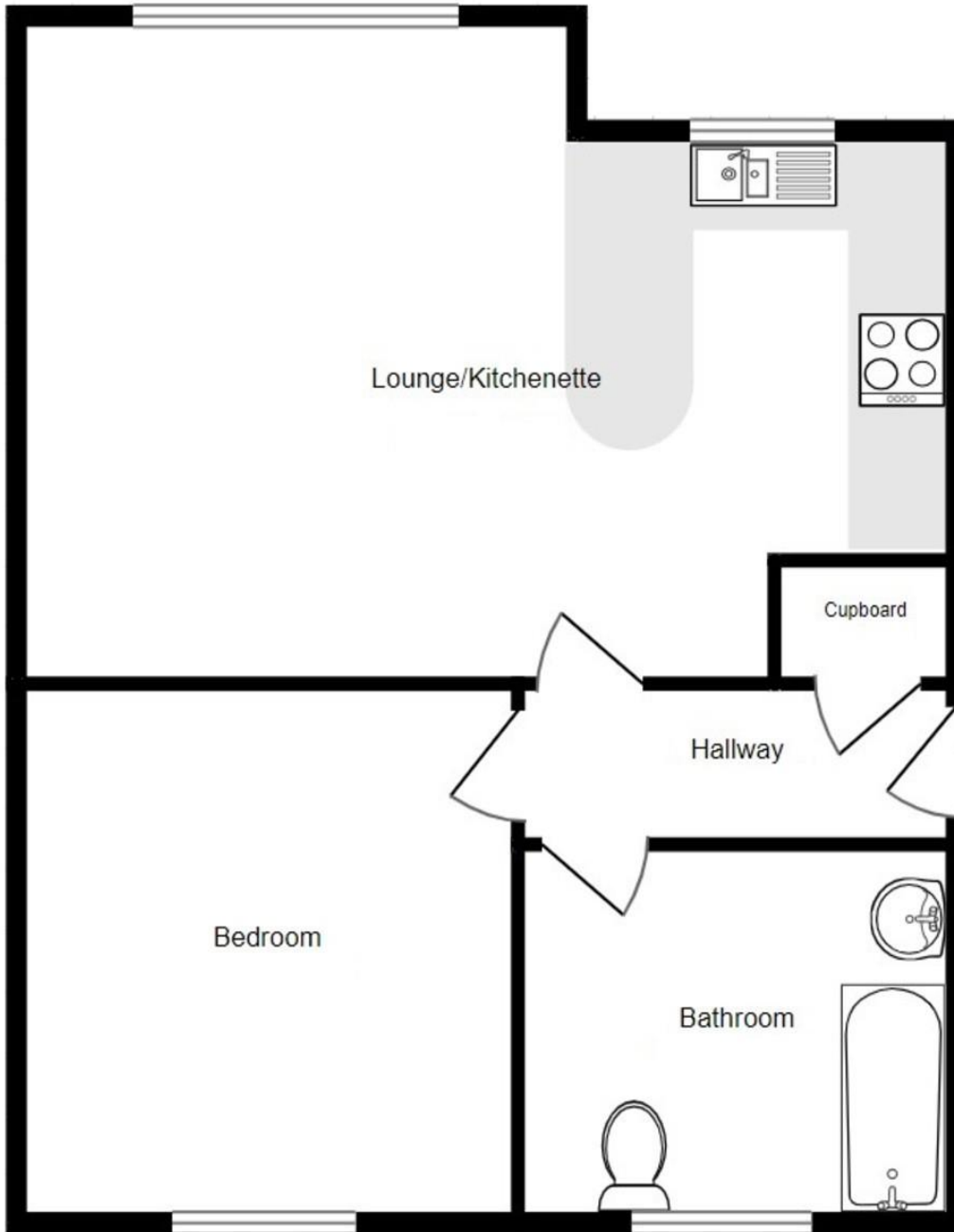
## Possession

Vacant possession on completion

## Council Tax Band

Band A

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



### 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.

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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.