

# 3 Kerridge Court Holt



Independent Estate Agents

**Pointens**

# 3 Kerridge Court, Holt, Norfolk NR25 6AY

£875 per calendar month

## The Property

The property offered to let is a ground floor flat, quietly located yet in the heart of Holt and close to all the extensive amenities the town has to offer. Recently completely refurbished, this superb ground floor flat now offers exceptionally well appointed, light and airy, contemporary style accommodation comprising a shared entrance hall leading to an inner hall and on to the front door, an entrance hall with a deep storage cupboard and airing cupboard, a light and airy sitting room and a brand new fitted kitchen. There are two good size bedrooms and a shower room. The property also has the benefit of electric night storage radiators and UPVC sealed unit double glazed windows. Outside there are communal grounds with bin and drying areas and **an allocated parking space plus a visitor's parking area.**

## Location

The town of 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.**

## Accommodation

The accommodation comprises: -

Communal entrance door with entry bell leading to

-

Communal Entrance Hall

Leading to -

Inner Hall

With front door to -

Entrance Hall

Wooden flooring, deep storage cupboard, airing cupboard with factory lagged tank and fitted shelving. Night storage radiator.

### **Sitting Room (14'7 plus bay window x 10'5)**

Night storage radiator, wooden flooring, television point. Modern electric fire.

### **Kitchen (10'7 x 6'10)**

Range of modern base units with beech effect work surfaces over, inset one and half bowl sink unit with mixer tap. Baumatic electric oven, electric surface hob. Stainless steel re-circulating hood. Baumatic washing machine, tiled splashbacks, range of wall units with internal lighting. Fitted shelf, ceiling spotlights, wooden flooring.

### **Bedroom One (11' x 10'9)**

Electric convector heater, wooden flooring, television point.

### **Bedroom Two (10'3 x 8'2 plus doorwell)**

Electric convector heater, wooden flooring.

### **Shower Room**

White suite comprising wc, vanity unit with extensive fitted drawers and cupboards. Large wall mounted mirror with inset spotlights over. Large walk in tiled shower cubicle with fitted Mira shower. Heated towel rail. Wc and washbasin. Wooden flooring.

## Directions

**On foot from the Agent's office, turn left, then turn right between the Premier Shop and Lloyds Bank. Walk past Nat West Bank and through the Budgens car park. Turn left into Kerridge Way then take the first turning on your right which will take you to the rear of the flats where you will find the parking area.**

## General Information

Rent: £875 per calendar month payable in advance.

Damages Deposit: £1009 refunded at the end of the tenancy if no claim is justified.

Council Tax Band: C

Services: All mains services are connected. The tenant will be responsible for all services, including council tax.

Local Authority: North Norfolk District Council, 01263 513811

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

Fees: There will be a £200 holding deposit, the latter being refunded from the first month's rent.

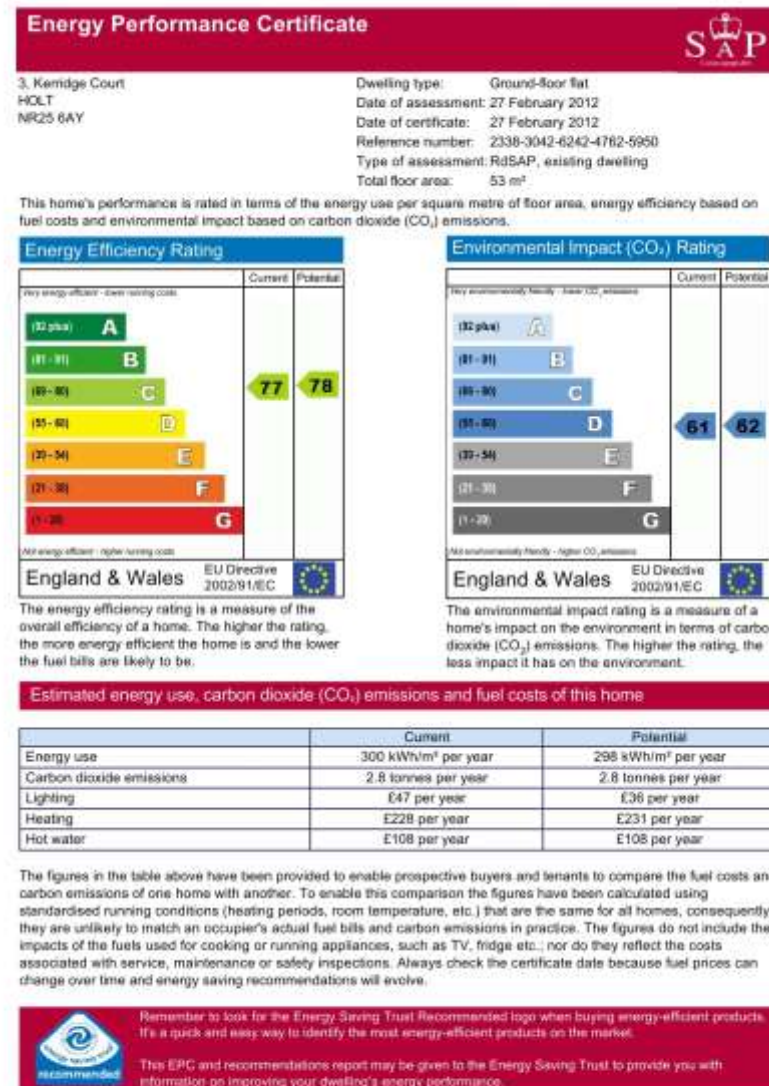
Availability: The property is available from 10th July 2023

Type and length of tenancy: Unfurnished assured short hold tenancy, initially 12 months.

Restrictions: Potential tenants must view the interior of this property prior to submitting an application. NO PETS

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

Ref: H30710L



## 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 such matters prior to purchase.





18 High Street, Holt, Norfolk NR25 6BH | Tel: 01263 711880 | [enquiries@pointens.co.uk](mailto:enquiries@pointens.co.uk) | [www.pointens.co.uk](http://www.pointens.co.uk)