



5 Regal Court, Holt

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Independent Estate Agents

Pointens

The Property

The property offered for let is a modern built luxury apartment situated in a popular residential area only a short walk from Holt Town Centre and its extensive amenities. The spacious accommodation is in excellent order throughout and will be painted internally prior to a new tenancy. It comprises a communal entrance hall, a lift leading to the first floor and to the property's front door which in turn leads to an entrance hall, a 24' lounge/diner and a well fitted out kitchen plus a double size master bedroom with en-suite, two further double bedrooms and a bathroom. The property also enjoys the benefit of sealed unit double glazing and gas fired central heating throughout. Outside, the property has a shared west facing balcony on the first floor and in addition there are well kept communal grounds and an allocated parking space together with visitors parking.

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).

Directions

From the agent's office, proceed along the High Street towards the Memorial. Bear left and pass the old Post Office. Take the next left turn into Peacock Lane. After around 50 yards you will find the property located on your right hand side.

Accommodation

Communal Entrance

A lift and stairs leading up to the first floor.

Front Door - leading to:-

Entrance Hall

Built in coats cupboard, radiator.

Sitting Room / Diner (24'4 x 14'6 double aspect)

Two radiators, wall mounted intercom system, an opening to:-

Kitchen (19' 1 x 7')

A galley style kitchen with a good range of base units with granite effect work surfaces over. Inset stainless steel sink unit with mixer taps. Built in eye level double oven and grill, four ring electric hob with a stainless steel extractor hood over. Built in dishwasher, washing machine and space for a tumble drier and stand alone fridge/freezer. A range of matching wall units, tiled floor. Gas fired boiler for central heating and domestic hot water.

Bedroom One (18' 3 x 12'1)

Built in wardrobes, vanity unit, radiator. Door to:-

En-Suite

White three piece suite, comprising of a wc, vanity unit with basin over and a large walk in shower unit. Radiator.

Bedroom Two (16'6 x 13'9)

Built in wardrobe and vanity unit. Storage cupboard and radiator.

Bedroom Three (12'1 x 10'3)

Built in storage cupboard, radiator.

Family Bathroom

White three piece suite comprising a wc, a vanity unit with basin over, panelled bath. Tiled splashbacks, radiator.

Curtilage

Outside there are well kept communal grounds and an allocated parking space together with visitors parking. The apartment also enjoys a shared west facing first floor balcony.. The property is due to be painted internally prior to a new tenancy.

General Information

Rent: £1350 per calendar month, payable in advance.

Type of Let: Unfurnished assured short hold tenancy.

Damage Deposit: £1557 refunded at the end of the tenancy if no claim is justified.

Council Tax Band: E

Local Authority: North Norfolk District Council, tel: 01263 513811

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

Fees: There will be a £300 holding deposit, the latter being refunded from the first month's rent

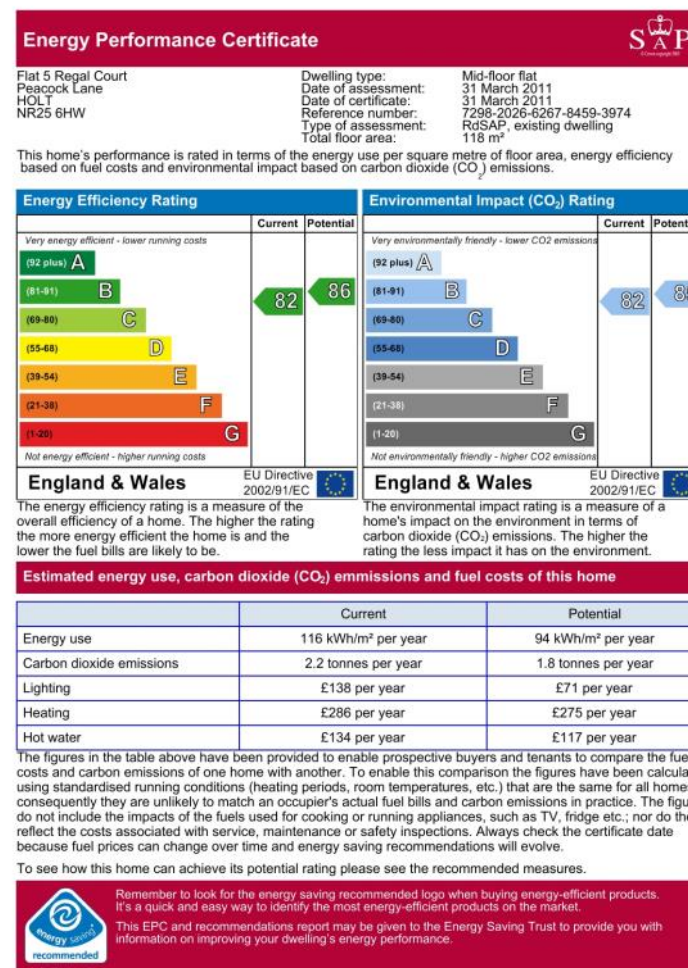
Restrictions: Potential tenants must view the interior of this property prior to submitting an application. Smokers, sharers and those in receipt of housing benefit will not be considered. No pets.

Availability: This property is available from 1st March 2022

Term and length of tenancy: Unfurnished assured short hold tenancy, initially 6 or 12 months.

Viewings: Through the agents, Pointens Estate Agents, tel: 01263 711880.

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www.pointens.co.uk, www.rightmove.co.uk and www.onthemarket.com

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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