



Independent Estate Agents

Pointens

Spacious first floor 2 bedroom apartment in the centre of Holt with 2 parking spaces and a garden





**Flat 3, The Manor House, 13 High Street,
Holt Norfolk, NR25 6BN.**

Norfolk Coast 3 miles, Norwich 20 miles

A spacious well presented first floor apartment situated in this former Georgian Manor House. The property has the benefit of a pretty communal garden and allocated parking for two cars. There is no upward chain.

Guide Price £179,950



The Property

The property offered for sale is a spacious first floor apartment occupying part of this former Grade II listed Manor House. Although the property is located in the heart of Holt town centre, it enjoys a quiet and peaceful location being to the rear of the building. In very good condition throughout, the property has accommodation including an impressive ground communal entrance hall with stairs to the first floor. The apartment itself has an entrance hall, a sitting room and a well fitted out kitchen and a separate cloakroom. An inner hall leads to two bedrooms and a bathroom. The property also has the benefit of secondary double glazing and gas fired central heating throughout. Outside, there is a pretty, well tended, communal garden and allocated off street parking for two cars. The property is being sold with no upward chain.

Location

Holt is one of the best regarded market towns in the county and boasts many well preserved Georgian buildings and an excellent range of individual shops and local facilities. Schooling includes the renowned Gresham's Pre-prep, Prep. and Senior Schools in the town and Beeston Hall School near Sheringham. 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 found in the town today. The North Norfolk coastline is about four miles distant with Salhouse, Cley, Blakeney and Morston all within easy reach. This area is designated as an Area of Outstanding Natural Beauty, many areas of which are owned by the National Trust. The county city of Norwich is just over 20 miles distant from where there is a fast rail service to London and an international airport.

Directions

On foot, leave the sole agents office and turn left into the High Street. After around 50 yards you will come to The Manor House on the opposite side of the road. The apartment is above and to the rear of Watsons and Jeremy Barlow Fine Art.

ACCOMMODATION

The accommodation comprises:

Communal Entrance Hall

This can be approached via the High Street or through the rear communal garden. Stairs lead to a first floor landing and the front door to -

Entrance Hall

Coat cupboard and radiator.

Sitting Room (13'9 x 12'1)

Television and telephone point. Radiator.

Kitchen (10'9 x 7'6)

Fitted with a good range of base units with work surfaces over. Inset one and half bowl sink unit with mixer tap. Tiled splashbacks. Range of matching wall units. Space for fridge/freezer and space for cooker. Plumbing for automatic washing machine. Wall mounted gas fired combination boiler for central heating and domestic hot water.

Cloakroom

Low level wc. Vanity unit with basin over.

Inner Hall

Leading to:

Bedroom One (12'3 x 9'10)

Radiator.

Bedroom Two (11'5 x 6'5)

Radiator.

Bathroom

White suite comprising panelled bath with electric shower over and folding shower screen. Washbasin, tiled splashbacks.

Curtilage

To the rear of the property is a lawned communal garden area shared with two other flats. This is mostly laid to lawn and with inset shrubs. The apartment has a wooden timber shed 6' x 8' for storage. Adjoining the garden there is allocated shingled parking for two cars.

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.

General Information

Tenure: Leasehold, a new lease has been granted and runs until 2189. NB Under the terms of the lease, holiday lets are not allowed.

Services: All mains services are connected.

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

Council Tax Band: A (2019/20—£1222.86)

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

Ref: H31001.

Agents Notes: Intending purchasers will be asked to produce original Identity Documentation and Proof of Address before solicitors are Instructed.

All our properties can be seen on the internet at
www.pointens.co.uk, www.rightmove.co.uk and
www.onthemarket.com







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