

Flat 2, Lion House Court, Norfolk NR25 6BH



**£695 Per Calendar month**

Independent Estate Agents

01263 711880

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# Flat 2, Lion House Court, Norfolk NR25 6BH

## The Property

The property offered for rent is an extremely well appointed one bedroom apartment. Situated on the first floor over a retail unit the property is located in the heart of Holt town centre, in a quiet location, just off the High Street and overlooking a small picturesque square. Constructed in 2015, the apartment is in excellent condition throughout and has the benefit of sealed unit double glazing and modern electric panel heaters.

## 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, leave the sole agent's office and turn right. Upon reaching the Black Apollo Coffee House turn right. The apartment will then be found in the small square to the rear of this café.

## Accommodation

### Ground floor

Front door, leading to -

### Entrance Hall

Stairs to first floor, leading to -

### First Floor Landing

Modern electric radiator.

### Kitchen (9'9 x 7')

Range of fitted base units with wooden work surfaces over. Inset single drainer sink with mixer tap. Fitted washing machine, fridge and electric double oven. Tiled splashbacks. Matching wall units. Velux window.

Extractor fan, ceiling spotlights, double cupboard with fitted hanging rail.

### Sitting Room (15'2 x 10'7)

Modern electric radiator, television point.

### Bedroom (11'4 x 12', narrowing to 9'7)

Modern electric radiator, built in double wardrobe with hanging rail, built in cupboard with shelving.

Television point.

### Shower Room

Pedestal washbasin, wc. Tiled shower cubicle with fitted Mira shower. Electric light with shaver point, electric heater.

## General Information

**Rent:** £695 per calendar month payable in advance.

**Type of let:** Unfurnished assured shorthold tenancy.

**Damage Deposit:** £801.00 refunded at the end of the tenancy if no claim is justified.

**Services:** The tenants will be responsible for all services and council tax. Mains water, electricity and drainage are connected.

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

**Fees:** There will be a £150 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.

**Availability:** Available from November 2023

**Term of tenancy:** Unfurnished assured shorthold tenancy, initially 6/12 months.

**Tax Band:** A

**EPC Rating:** D

**Local Authority:** North Norfolk District Council, 01263 513811.

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

**Ref:** H30891L

## 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.

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