

Flat 4A , Albert Street, Holt



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Independent Estate Agents

Pointens

General Information

Rent: £595 per calendar month payable in advance.

Damages Deposit: £686, refunded at the end of the tenancy if no claim is justified.

Council Tax Band: A

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

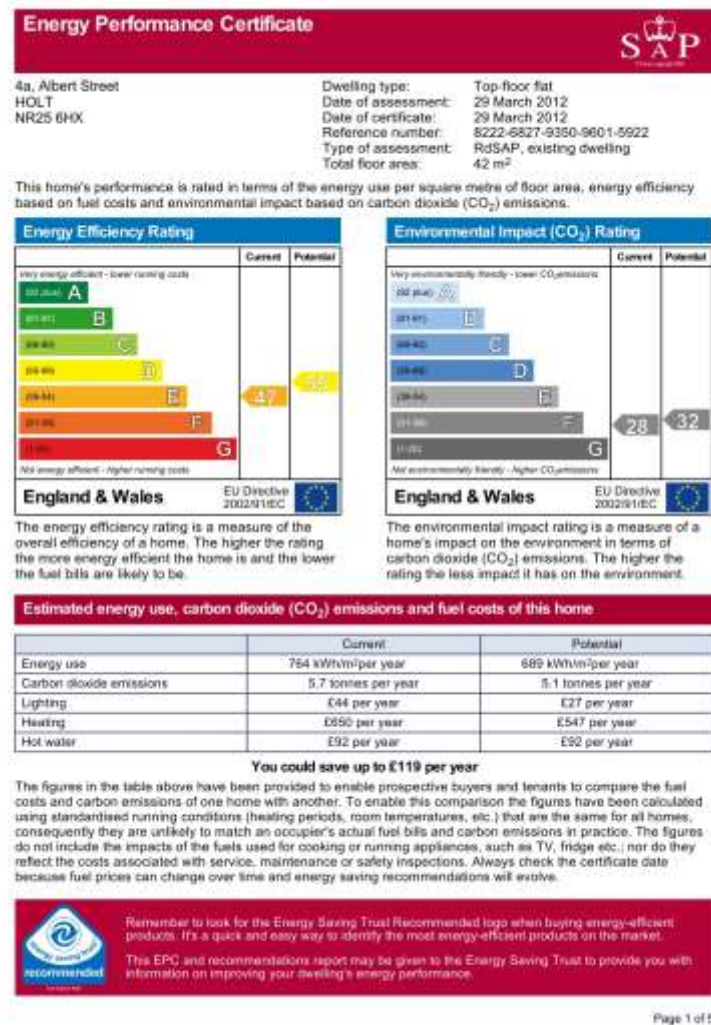
References Required: Bank, employment and present or previous landlord, if applicable. We also conduct a credit check.

Fees: A £130 holding deposit will be taken and refunded from the first month's rent.

Availability: The property is available from 1st September 2020

Type and length of tenancy: Unfurnished assured short hold tenancy.

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



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

Pointens Estate Agents, 18 High Street, Holt NR25 6BH. Tel: 01263 711880 Email enquir-

Flat 4a, Albert Street, Holt, Norfolk NR25 6HX

The Property

The property offered for rent is a well appointed, first floor flat situated in the heart of the town and convenient for its extensive amenities. The property is in excellent order having been re-decorated and carpeted now offers accommodation comprising: ground floor entrance hall with stairs leading up to a first floor landing. This in turn leads to a sitting room, well fitted out kitchen, 2 bedrooms and a bathroom

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 Salthouse, 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 interna-

ACCOMMODATION

The accommodation comprises:

Ground Floor Entrance Hall

Staircase to the first floor -

First Floor Landing

Night storage heater.

Sitting Room (11'7 x 9'6)

Television and telephone point. Built-in cupboard, night storage heater.

Kitchen (8'9 x 5'6)

Range of base units with work surfaces over. Inset single drainer sink unit with mixer tap. Plumbing for washing machine, extractor hood, tiled splashbacks. Range of matching wall units.

Bedroom 1 (9'10 x 9')

Night storage heater, cupboard housing factory lagged hot water cylinder.

Bedroom Two (9'4 x 9'4)

Night Storage radiator.



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