

3 St. Marys Way, North Walsham - NR28 0AP

£160,000 Leasehold

Welcome to this charming two-bedroom ground-floor flat, ideally located within walking distance of the town centre. This apartment offers comfort and practicality, featuring a newly fitted kitchen, a spacious lounge/diner with a fire surround, and a versatile second bedroom that can double as a home office. With a private, mature enclosed garden that is not overlooked, off-road parking, and easy access to local amenities, schools, and shops, this property is an excellent choice for those seeking convenience and comfort.

Location

St. Mary's Way is a highly sought-after location in North Walsham, offering a peaceful and convenient setting. The area benefits from excellent transport links, with easy access to local amenities, schools, and shops, making it an ideal choice for families and professionals alike. With nearby green spaces and scenic walks, it offers a relaxing atmosphere while still being close to everything you need. Additionally, North Walsham's town centre is just a short distance away, ensuring that daily essentials are within easy reach. The nearby railway station also offers direct services to Norwich, adding to the convenience for commuters.



Agents notes

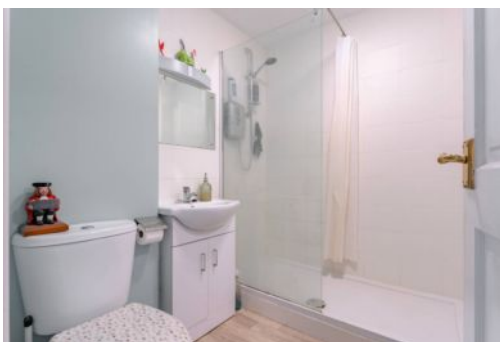
We understand that the property will be sold leasehold, connected to all mains services.

Heating system- Gas Central Heating

950 years remaining on the lease

Maintenance fee of £646.20 p/a, renewal in May 2025

Council tax Band- A



St. Mary's Way, North Walsham

Upon entering the property through the entrance hall, you are met with practicality, featuring two storage cupboards that provide valuable space for everyday essentials.

The lounge/diner is a bright and spacious area, featuring a fire surround with space for an electric fire and direct access to the rear garden.

A newly fitted kitchen boasts sleek light grey cupboards with wood-effect counters and stylish vinyl flooring, offering a modern and functional space for cooking.

This property comprises two bedrooms, one of which offers a versatile space that can be used as a child's bedroom or home office. The bedroom is also equipped with a built-in wardrobe featuring sliding doors.

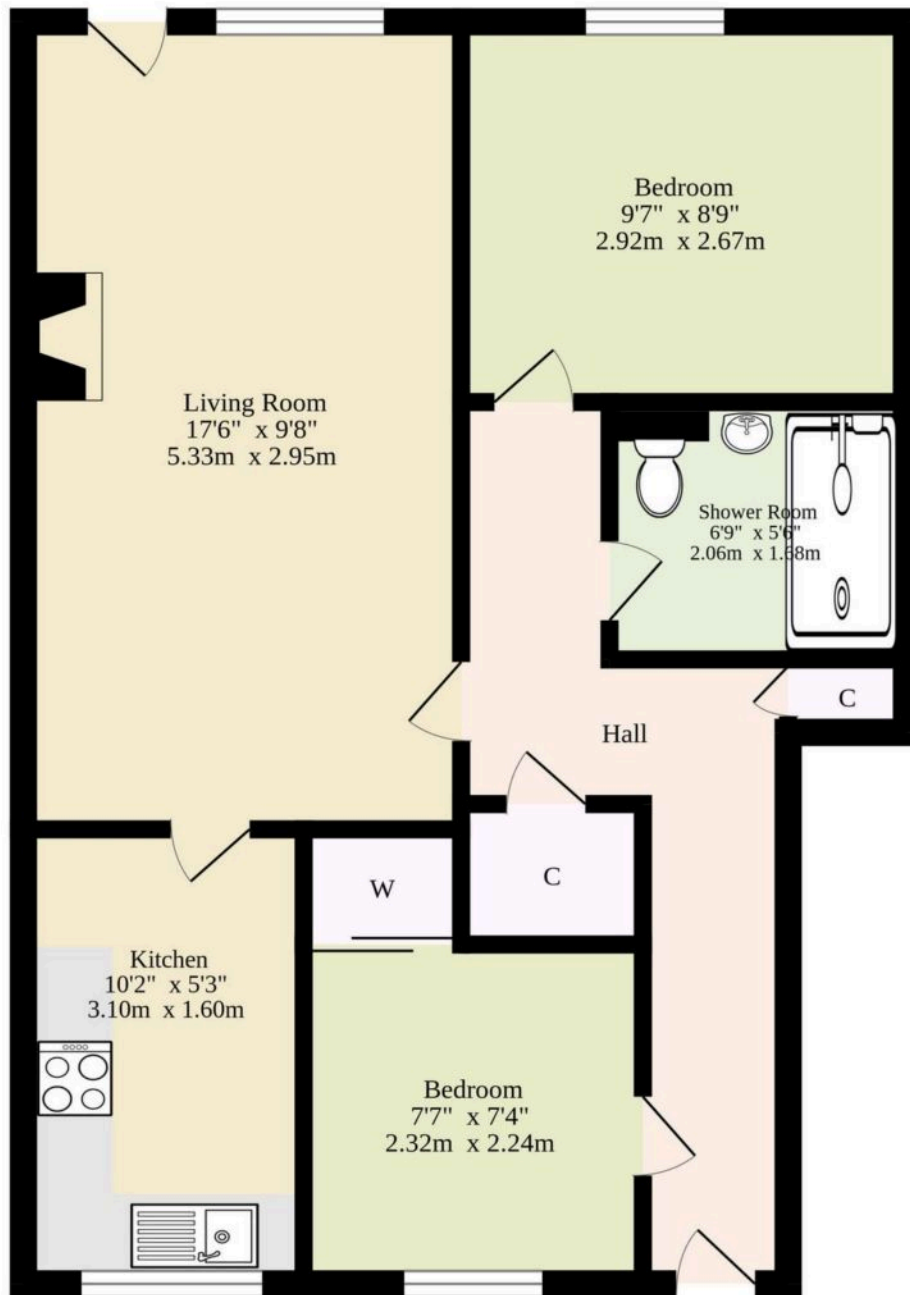
Additionally, the apartment benefits from double glazing installed throughout.

Stepping outside, you'll find a generous private enclosed garden, featuring a paved seating area and a storage shed. The mature garden offers a pleasant outdoor space with a sense of privacy.

Off-road parking is available with one allocated space at the rear of the property.



Ground Floor
496 sq.ft. (46.1 sq.m.) approx.



TOTAL FLOOR AREA : 496 sq.ft. (46.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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