



12a Kings Arms Street, North Walsham

North Walsham

Minors & Brady



# 12a Kings Arms Street

North Walsham

A bright, bay-fronted living space and a private front door set the tone for this chain-free ground-floor flat, a home that feels instantly welcoming and quietly full of potential. Positioned within the thriving market town of North Walsham, it offers an appealing opportunity for first-time buyers seeking an easy step onto the ladder or investors looking for strong rental prospects. With a double bedroom, a shower room and a kitchen ready for modernisation should you wish to add your own touch, it's a property that balances comfort with possibility, all within moments of local amenities and transport links.

- Chain free
- Ground-floor flat positioned within the market town of North Walsham, Norfolk
- Suitable option for first-time buyers or investors, offering a high yield percentage
- Easy access to a wide range of amenities, including essential shops, healthcare facilities, education options and transport links
- Character features
- Private entrance hall
- Bay-fronted living/dining room that is filled with an abundance of natural light
- Kitchen fitted with cabinetry and areas for your appliances, with the opportunity to modernise
- Double bedroom and a shower room comprising of a classic three-piece suite



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## North Walsham

Kings Arms Street sits right in the heart of North Walsham, giving you that easy, walk-everywhere convenience while still feeling tucked into a calm residential pocket. The street is a short stroll from the town centre's independent shops, cafés and everyday essentials, with the Sainsbury's supermarket on Bacton Road and Lidl on Yarmouth Road both close enough for quick, no-fuss food shops. Families have strong local options too: North Walsham Junior School and North Walsham High School are among the nearest, with several nurseries dotted around town.

Transport links are straightforward, North Walsham Station connects directly to Norwich and Cromer, and regular bus routes run through the centre, making commuting or weekend trips simple. The lifestyle here leans relaxed and practical: markets, green spaces, local pubs, and the coast only a short drive away. It's the kind of setting where daily routines feel easy and the essentials are always within reach.

## Agents Notes

Leasehold, with 75 years left on the lease.

Ground rent: £750

Maintenance fee: £100

Connected to mains water, electricity and drainage.

Electric heating system.



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A chain-free ground-floor home with its own private entrance, this well-positioned flat in the heart of North Walsham offers an appealing blend of convenience, comfort and future potential, an inviting prospect for first-time buyers and investors alike.

The property opens into a bright, welcoming hallway that sets the tone for the rest of the home. The bay-fronted living and dining room is its standout space, wonderfully light, with an open, easy flow that suits both everyday living and relaxed entertaining.

An inner hall leads through to the kitchen, fitted with cabinetry and practical areas for appliances, with scope for modernisation should you wish to add your own style.

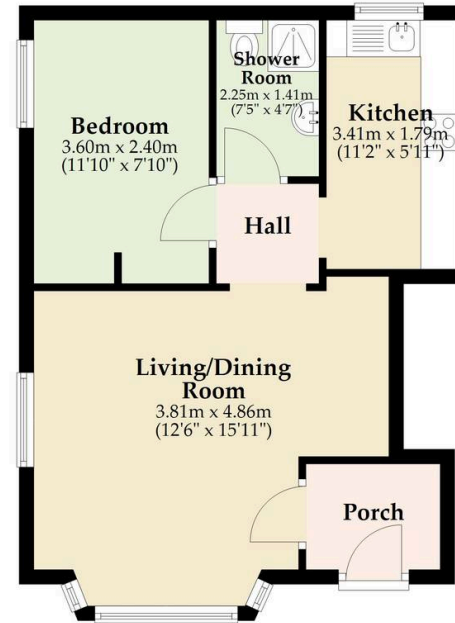
The double bedroom provides comfort and privacy, while the shower room features a classic three-piece suite, neatly presented and ready to use.

Set within a well-connected market town with shops, amenities and transport links close by, this flat represents a straightforward, low-maintenance home with strong rental appeal and the advantage of being offered chain free.



## Ground Floor

Approx. 41.9 sq. metres (450.6 sq. feet)



Total area: approx. 41.9 sq. metres (450.6 sq. feet)

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.  
Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+)	<b>A</b>	
(81-91)	<b>B</b>	
(69-80)	<b>C</b>	<b>78</b>
(55-68)	<b>D</b>	<b>61</b>
(39-54)	<b>E</b>	
(21-38)	<b>F</b>	
(1-20)	<b>G</b>	
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		
		EU Directive 2002/91/EC

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wroxham@minorsandbrady.co.uk



01603 783088



6 Church Road, Wroxham, Norwich, NR12 8UG

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