



2a St Nicholas Court

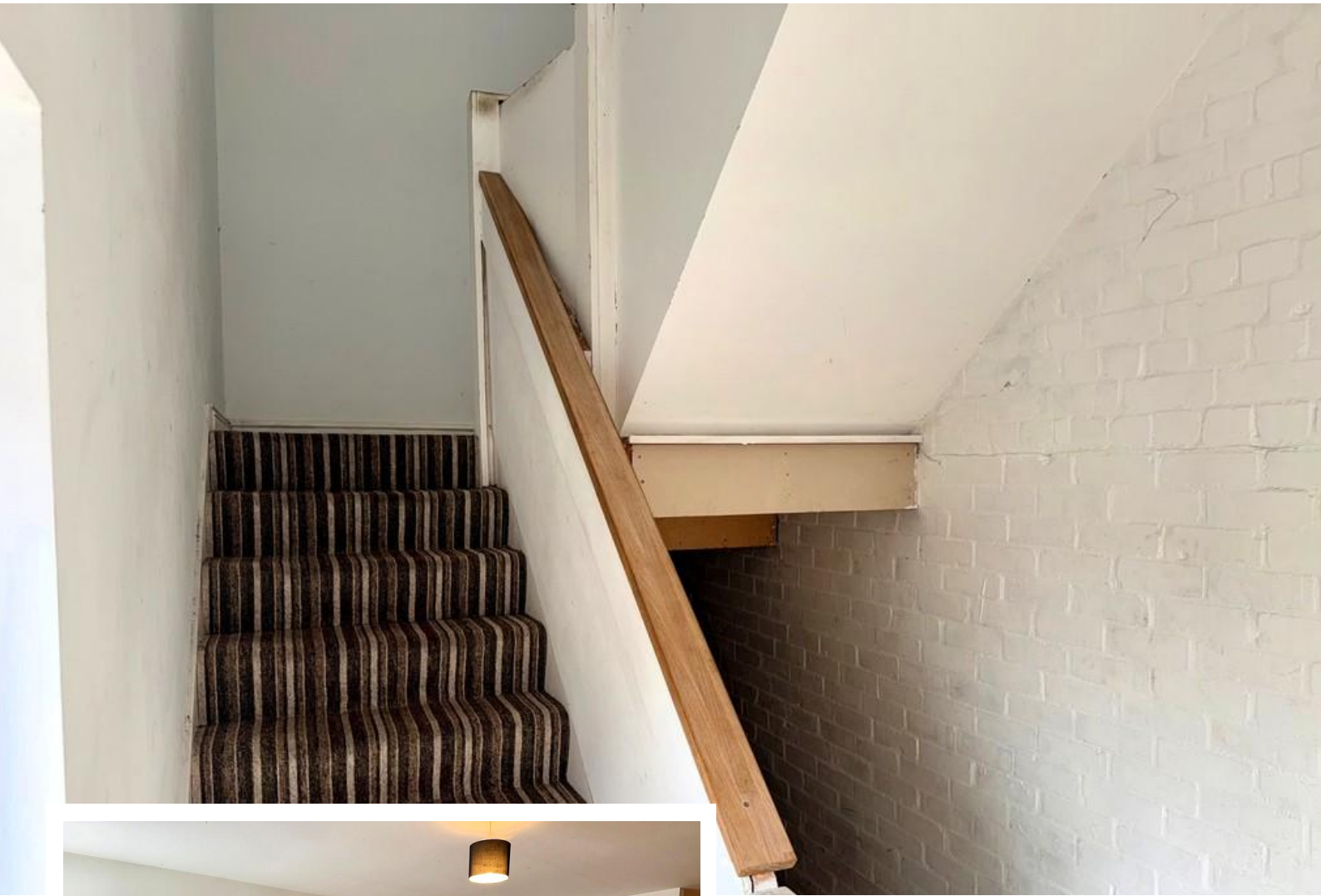
North Walsham, NR28 9BY

- Central Location
- Offered With No Onward Chain
- Two Bedroom Accommodation
- Off Road Parking Space Included

£125,000

EPC Rating 'TBC'





Property Description

Located directly above shops on the pedestrianised St Nicholas Court, this first-floor apartment enjoys an central spot with all amenities on the doorstep. Accessed via a carpeted staircase with timber handrail, the home opens to a bright open-plan living/dining room.

The adjacent kitchen offers ample light wood cupboards, integrated oven, hob, extractor and sink, plus space for dining. The good-sized double bedroom has a built-in storage cupboard and fitted carpet. Completing the layout is the practical bathroom, fitted with bath and glass shower screen, glass vessel sink, WC and green metro tiling. Ideal for convenient, low-maintenance living in the heart of the town.



LOCATION

North Walsham is a thriving North Norfolk market town offering a range of shopping facilities including a large Sainsbury's store, Waitrose, Lidl, all levels of schools including sixth form college, doctors' surgeries, restaurants and leisure facilities including the Victory swimming & fitness centre. The town also has a railway station providing regular services on the Norwich to Sheringham line. The sandy beaches of the North East Norfolk coast are about six miles from the town, the Norfolk Broads are about twelve miles to the south and the city of Norwich is approximately 17 miles distant.

Accommodation

Opening directly from the allocated parking space is the uPvc glass panelled door leading to:

Entrance

Under stairs storage with carpeted stairs leading to living space.

Hallway

Carpeted flooring, wooden panelled doors to access living room / kitchen diner and wc. Wooden panelled entrance door from ground floor staircase, carpet staircase to the second floor.

Living Room

18' 7" x 16' 0" (5.66m x 4.88m) uPvc double glazed window to front, pendant lights, smooth ceilings, fibre point. Cupboard space housing electric boiler with storage space.

Kitchen/Diner

12' 0" x 11' 6" (3.66m x 3.51m) This spacious open-plan kitchen and dining area features light wood-effect cupboards with a mix of wall and base units. Worktops are finished in matching light wood, with a stainless steel sink and mixer tap, built-in electric hob, oven, and extractor hood. Recessed spotlights provide overhead lighting, and the space opens to a dining area.

WC

Laminate flooring, close coupled wc, radiator, sink with mixer tap, frosted UpVc double glazed window. And extractor fan.

SECOND FLOOR HALLWAY

Carpeted, pendant lights, radiator, wall mounted light, wooden panelled doors accessing bedrooms and bathroom.





Bedroom 1

11' 0" x 9' 6" (3.35m x 2.9m) Built in wardrobe space, carpeted flooring, pendant light, radiator, velux window, smooth ceilings.

Bedroom 2

16' 1" x 7' 1" (4.9m x 2.16m) Carpeted, sloped ceiling with wall mounted lights, velux window, radiator, smooth ceiling.

Bathroom

7' 1" x 8' 4" (2.16m x 2.54m) white bath fitted with a shower over bath, glass shower screen, complemented by a stylish glass vessel sink, and a white close-coupled toilet. The walls are part-tiled in olive-green tiles, spotlight lighting.



Outside

One private allocated parking space.

Referrals

Acorn Properties are pleased to recommend a variety of local businesses to our customers.

In most instances, these recommendations are made with no financial benefit to Acorn Properties.

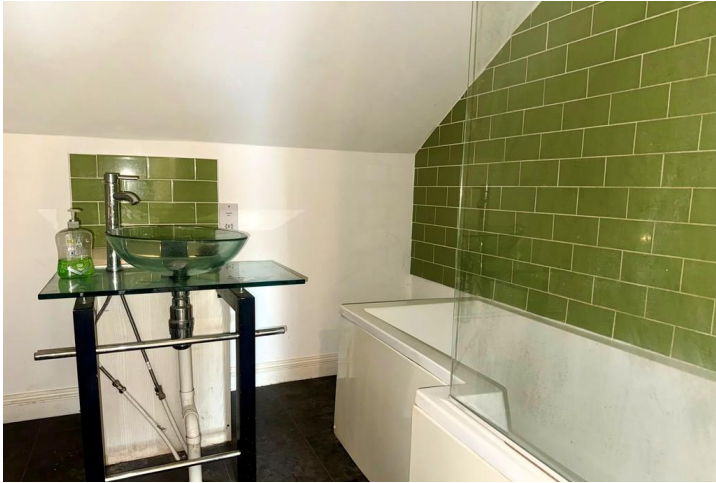
However, if we refer our clients to our trusted local Solicitors, Surveyors or Financial Services, Acorn Properties may receive a 'referral fee' from these local businesses.

If a referral to our trusted local solicitors is successful, Acorn Properties receive a referral fee of £100 - £180 following the successful completion of the relevant sale or purchase. There is no obligation for any of our clients to use our recommended solicitors, but we find the existing relationships we have with these firms can be beneficial to all parties.

For each successful Financial Services referral Acorn Properties will receive an introducer's fee which is between 25 – 30% of the net initial commission/broker fee received by the advisor. There is no obligation for our clients to use our recommended mortgage services.

For each successful Surveyors referral Acorn Properties will receive a fee of between £30 and £100. There is no obligation for our clients to use our recommended Surveyors.





Viewings

By arrangement with the agents, Acorn Properties

☎ 01692 402019

Services

Electric heating, mains: sewerage and water

Tenure

Leasehold

Possession

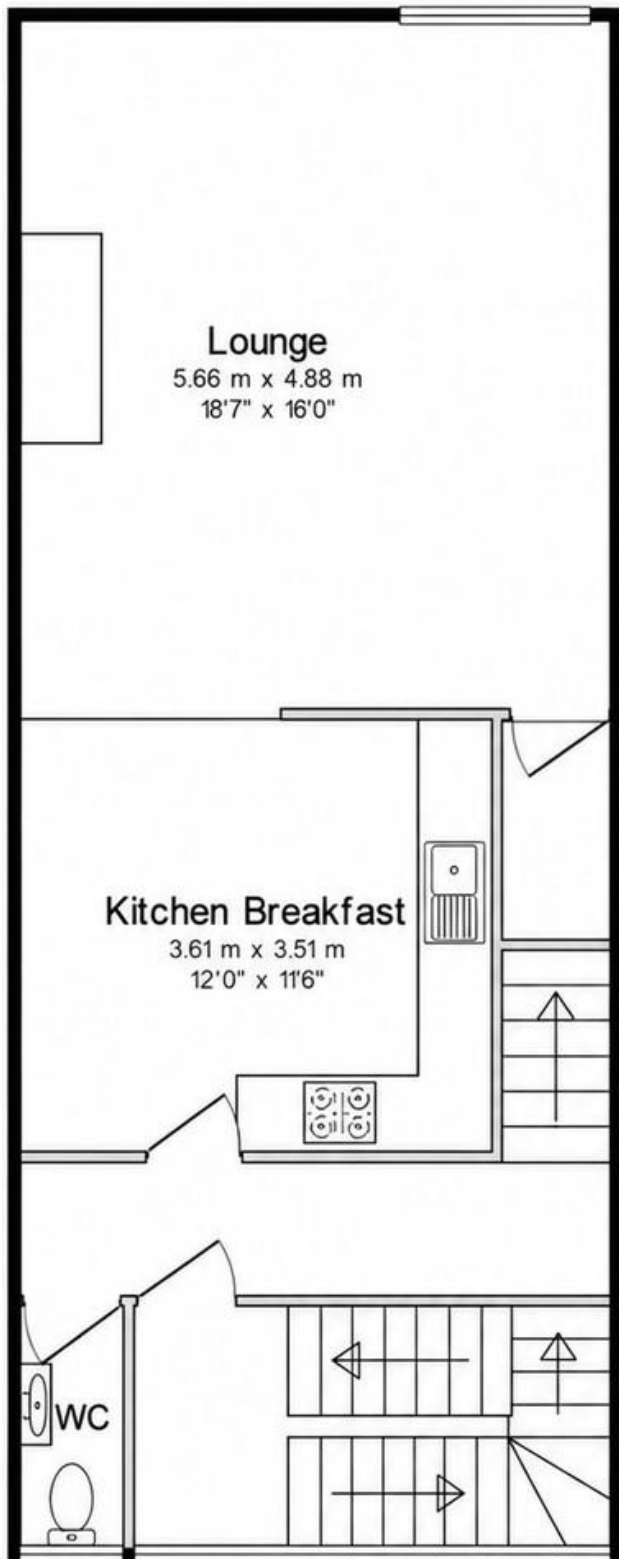
Vacant possession on completion

Council Tax Band

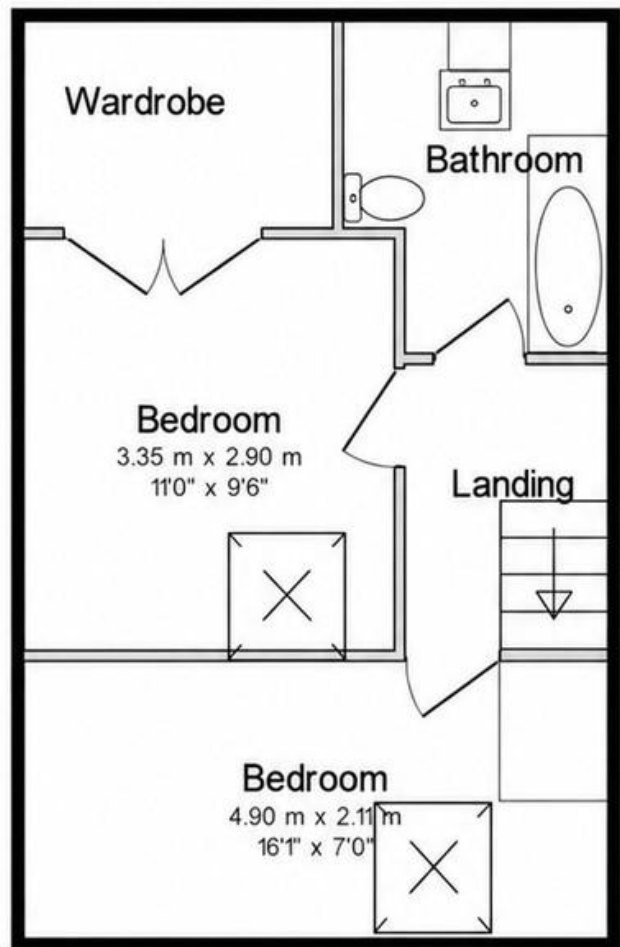
Band A

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Floor Plan (Not to scale and intended as an approximate guide to room layout only)



First Floor



Second Floor

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance only. Whilst every care has been taken to ensure their accuracy, they should not be relied upon solely and potential buyers are advised to check specific measurements as necessary.