



Flat 3, 7 Newmans Court, Fakenham
Guide Price £130,000

BELTON DUFFEY



FLAT 3, 7 NEWMANS COURT, NORWICH STREET, FAKENHAM, NORFOLK, NR21 9AJ

A modern 1 bedroom leasehold ground floor apartment with a private enclosed garden right in the heart of the town centre.
No onward chain.

DESCRIPTION

Built in 2018 by renowned local developers Michael McNamara Associates, Newmans Court comprises 20 contemporary properties from apartments to town houses situated right in the heart of the market town of Fakenham, ideally located for all the amenities the town has to offer.

Flat 3, 7 Newmans Court is a rare opportunity to purchase one of the ground floor apartments and would make an ideal home for first time buyers, property investors or a lock-up and leave holiday home given Fakenham's close proximity to the North Norfolk coast.

The apartment has well presented accommodation comprising an entrance hall, open plan kitchen/living room, a double bedroom and bathroom. Further benefits include oak veneer internal doors, triple glazed UPVC windows and doors throughout and gas-fired central heating.

Outside, there is a private low maintenance walled courtyard garden with parking available close by at the Queens Road Car Park.

The apartment is being offered for sale leasehold with 994 years left to run on the lease. An annual service charge and ground rent applies (£759.98 and £125 respectively for 2023).

SITUATION

North Norfolk's largest town, Fakenham is a bustling and lively community ideally located for access to the coast and also for Norwich and King's Lynn. A weekly market transforms the town, bringing in visitors across the region to enjoy a huge array of food, plants, clothing and local produce stalls set around the central market place.

Fakenham offers a diverse range of amenities including bars, restaurants, coffee shops, cinema, bowling alley, supermarkets, furniture and DIY stores plus clothing retailers and a garden centre. There are infant, junior and secondary schools (including 6th form) as well as banks and a large medical centre. Situated on the River Wensum, a wide choice of picturesque walks are available with access to the National Cycle Network. Sports facilities include a fitness centre, golf, squash, tennis, indoor bowls and, not forgetting, Fakenham Racecourse.

COMMUNAL HALLWAY

Flat 3 is accessed over a pathway leading from the archway to the front of the building to a communal front entrance door with intercom into a communal hallway. Door leading into:

ENTRANCE HALL

3.53m x 0.98m (11' 7" x 3' 3")

Oak laminate flooring, recessed ceiling lights, radiator and doors to all rooms.



OPEN PLAN KITCHEN/LIVING ROOM

4.71m x 4.48m (15' 5" x 14' 8") at widest points.

A bright and airy kitchen/living room with triple aspect windows and French doors leading outside to the courtyard garden.

A range of cream base and wall units with wood effect laminate worktops incorporating a stainless steel sink unit with a chrome mixer tap, tiled splashbacks. Integrated appliances including an oven, ceramic hob with a stainless steel extractor hood over, fridge freezer and washing machine, oak laminate flooring, radiator, recessed ceiling lights and a cupboard housing the gas-fired central heating boiler.

BEDROOM

3.69m x 2.2m (12' 1" x 7' 3")

A double bedroom with recessed ceiling lights, radiator and a window to the side.

BATHROOM

2.2m x 1.48m (7' 3" x 4' 10")

A white suite comprising a P-shaped bath with a chrome mixer shower over and a glass shower screen. wash basin with a shaver point and light above, WC. Recessed ceiling lights, vinyl flooring, chrome towel radiator, extractor fan and a window to the side with obscured glass.

OUTSIDE

Flat 3 has a walled courtyard garden accessed through French doors from the open plan kitchen/living room. The courtyard has been laid with an artificial lawn for ease of maintenance with a useful alley to the side providing storage for bikes etc, outside light. Parking is available close by at the Queens Road Car Park adjacent to the entrance to Newman's Court where annual parking permits are available to purchase from North Norfolk District Council.

DIRECTIONS

On foot, leave Belton Duffey's office heading north along Market Place and head down the alleyway to the left of Superdrug. Continue to the end until you reach Queens Road Car Park where you will see Newmans Court on the right and access to the apartment is through the archway.

OTHER INFORMATION

Mains water, mains drainage and mains electricity. Gas-fired central heating to radiators. EPC Rating Band B.

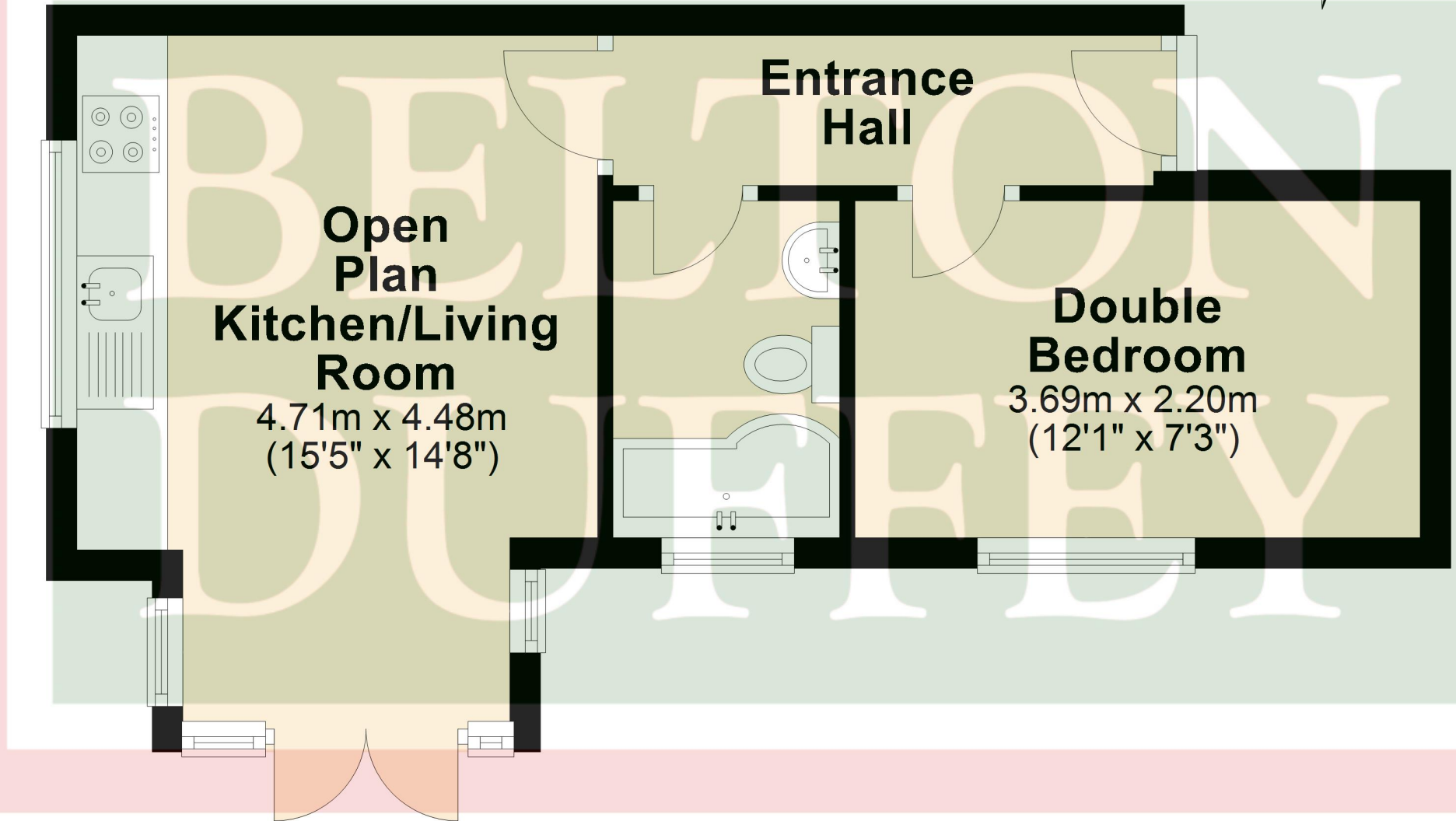
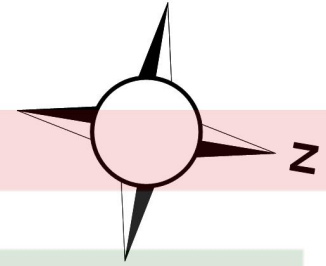
North Norfolk District Council, Holt Road, Cromer, Norfolk, NR27 9EN. Council Tax Band A.

TENURE

This property is for sale Leasehold.

Ground Floor

Approx. 30.0 sq. metres (322.6 sq. feet)



Total area: approx. 30.0 sq. metres (322.6 sq. feet)

VIEWING

Strictly by appointment with the agent.





BELTON DUFFEY

12-16 Blackfriars Street,
King's Lynn,
Norfolk, PE30 1NN.
T: 01553 770055
E: info@beltonduffey.com

3 Market Place,
Fakenham,
Norfolk, NR21 9AS.
T: 01328 855899
E: fakenham@beltonduffey.com

26 Staithe Street,
Wells-next-the-Sea,
Norfolk, NR23 1AF.
T: 01328 710666
E: wells@beltonduffey.com

www.beltonduffey.com

IMPORTANT NOTICES: 1. Whilst these particulars have been prepared in good faith to give a fair description of the property, these do not form any part of any offer or contract nor may they be regarded as statements of representation of fact. 2. Belton Duffey have not carried out a detailed survey, nor tested the services, appliances and specific fittings. All measurements or distances given are approximate only. 3. No person in the employment of Belton Duffey has the authority to make or give representation or warranty in respect of this property. Any interested parties must satisfy themselves by inspection or otherwise as to the correctness of any information given.

