



**Grove Lane
Holt
Norfolk
NR25 6FD**

Offers in Excess of £95,000

bettermove

Grove Lane Holt

Bettermove are proud to present this 1 bedroom retirement flat in Holt available with no forward chain.

The property benefits from double glazing, gas central heating throughout and has off street parking available via the communal car park. The council tax band is B.

The property is tenanted and rental yields can be obtained through Bettermove.

This is a leasehold property with 109 years remaining on the lease; the ground rent is £425 per annum and the service charge is approximately £2926.18 per annum.

The interior of this well presented property comprises a sitting/dining room, bedroom and fitted kitchen on the first floor of the building with lift access available. The exterior boasts a well maintained communal gardens, perfect for enjoying the summer months.

Located in the popular town of Holt, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from the A148 and many local buses.

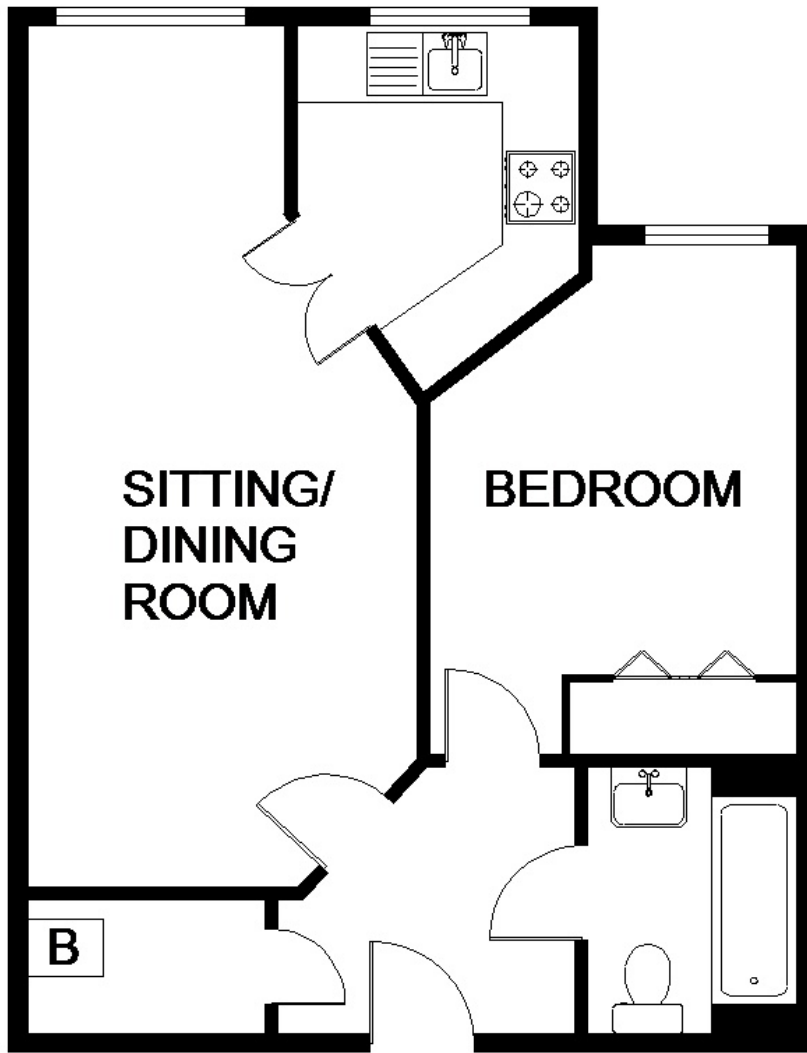
This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.


You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.

The exclusivity fee is returned to you upon successful completion of the property.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B	87	88
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC 	



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