

# THE LOOKOUT WELLS-NEXT-THE-SEA

Beautifully presented two-bedroom apartment, walking distance to beach & amenities, private parking.



# The Property

The Lookout is a beautiful two bedroom apartment, styled to create the perfect coastal retreat using a palette of warm, neutral shades and comfortable yet luxurious furnishings.

This second floor apartment forms part of the smart Mainsail Yard development of town houses on the edge of town and has views out towards the pinewoods on the coast from both bedrooms. There is allocated parking for one car in the covered garage and the whole apartment has been recently refurbished by the owners with soft carpets throughout to sink your toes into and a fabulous new shower room.

On entering the apartment, you immediately feel relaxed and cosy. The large sitting room is currently arranged with both a two seater and three seater sofa and a comfy armchair, with a big coffee table and smart TV and the kitchen / diner is perfect for the sociable preparation of meals and relaxed dining. The modern kitchen is well equipped with integrated appliances including a full size fridge freezer, dishwasher, induction hob and washing machine. This is a lovely bright room, with a window out to the front of the apartment and has plenty of storage and worktop space.

The newly fitted shower room has a large walk-in shower enclosure with rainfall shower head, WC, wash hand basin and heated towel rail.

Both the double bedrooms are located to the rear of the apartment and look out across the development and out over the countryside to the pinewoods and coast beyond.



## Holiday Let Opportunity

Holiday Let Income: £605 - £1100 pw

Holiday Let Occupancy: c. 20 - 30 weeks pa

Sleeping: 4 in 2 Bedrooms

The Lookout has been a super popular holiday hideaway for many years. The current owners spend a lot of family time at the apartment alongside renting it to holiday guests. The apartment is available as a turn key, with all furniture and contents (excluding some personal items), by separate negotiation.

For more information on holiday letting, speak to the team at Big Skies





## Outside

There is covered garaging on the ground floor of the apartment building and The Lookout has one allocated space within it. There is a height restriction of 2m inside the garage area. There is also a large storage cupboard within the garage area for The Lookout.

The apartment is accessed via a shared main door and up two flights of wide stairs to the second floor. There is then a fire door leading to the front door of the apartment.

## The Location

The Lookout is located at Mainsail Yard, a luxury development of coastal townhouses with one apartment block in the corner. The homes at Mainsail Yard are mainly second homes and holiday lets and this makes for a relaxed and friendly feeling to the whole area. Mainsail Yard is located on the edge of Wells-next-the-Sea on Freeman Street and is within easy walking distance of all the vibrant seaside town has to offer.

Wells-next-the-Sea is a super popular holiday destination which has a thriving permanent resident community and working fishing fleet. There is a lovely mixture of independent boutiques, galleries, food shops and cafes located along Staithe Street, which runs from the harbour up to the Buttlands, home to the famous Crown Hotel and The Globe, perfect for a spot of lunch or supper when you get back from the beach.

## Other Information

Tenure: Leasehold (125 years from 25 June 2007)  
Freehold is held within a management company, of which all four flat owners are directors.  
Management Company Charges: £100 pcm for upkeep of communal areas and insurance of building.

Services: Mains Electricity, Gas & Water and Drainage

Heating: Gas Central Heating

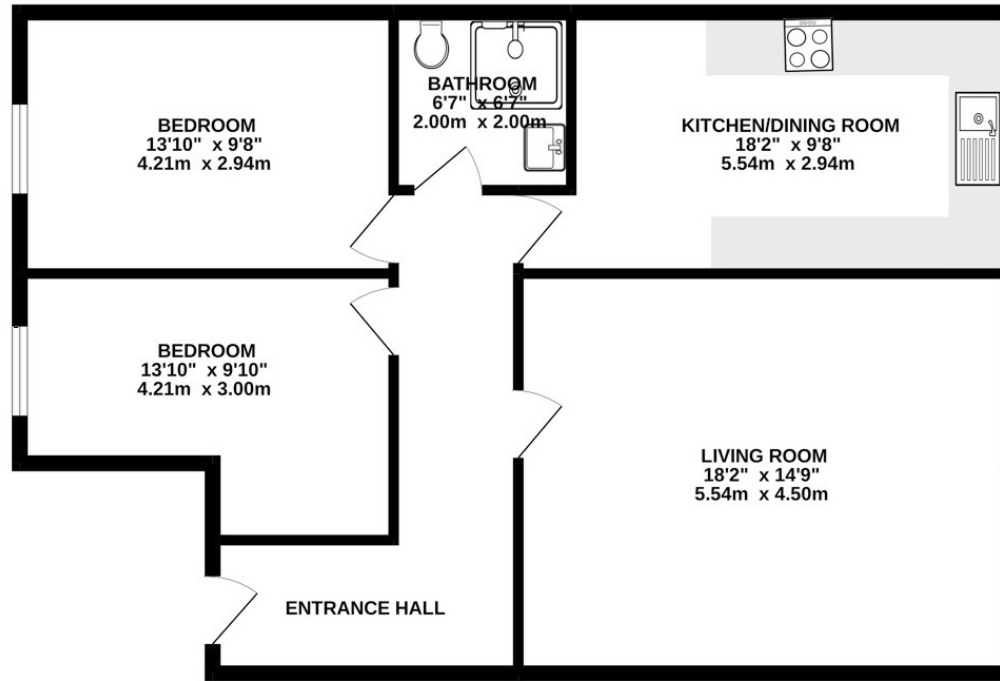
Windows: Double Glazed Throughout

Council Tax: North Norfolk District Council Band tbc (currently business rated)

EPC Rated: TBC

Viewing: Strictly by appointment with Big Skies Estates





## THE LOOKOUT Wells-next-the-Sea

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