



**Eagles Court
Wells-Next-the-Sea
Norfolk
NR23**

Offers In Excess Of £166,000

bettermove

Eagles Court

Wells-Next-the-Sea

Bettermove are proud to present this 1 bedroom flat in Wells-Next-the-Sea, available with no forward chain.

This property benefits from double glazing, and gas central heating throughout, with communal parking available.

The council tax band is A.

This is a leasehold property with 102 years remaining on the lease; the ground rent and service charge, combined, is £654.00 per annum.

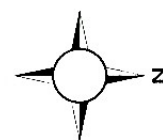
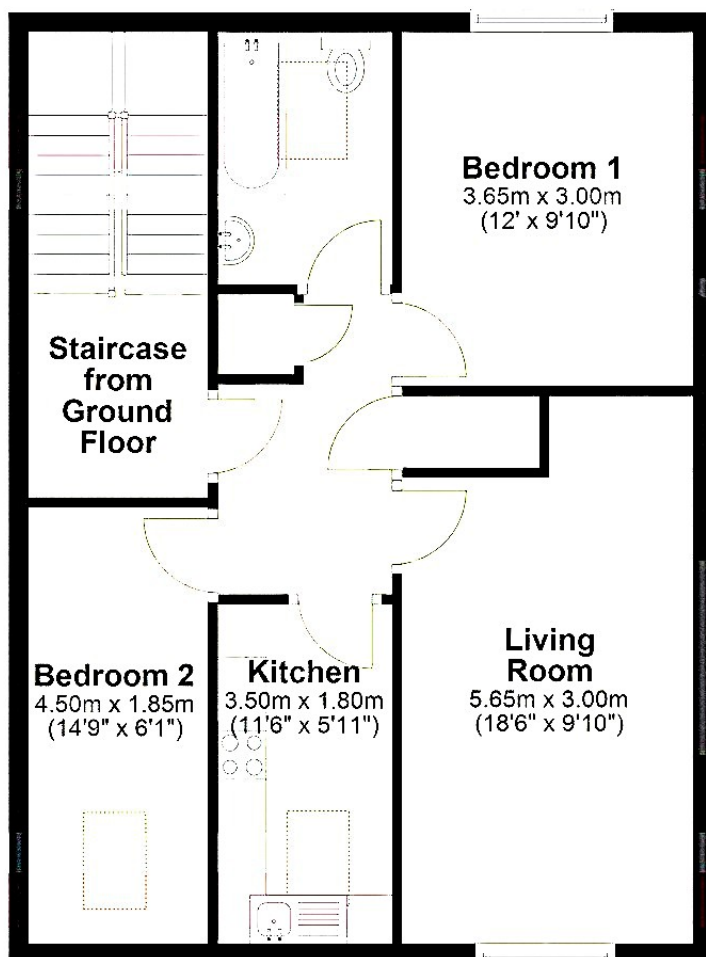
Please note that there is a Section 157 covenant on the property restricting buyers to those who have lived and/or worked in Norfolk for the past 3 years.

The interior of this beautifully presented, first floor property comprises a spacious living room, fitted kitchen, two generous bedrooms, and a family bathroom. The property also boasts a ground floor, brick built secure shed, for additional storage.

Located in the popular coastal town of Wells-Next-the-Sea, the property is close to a range of amenities, including shops, supermarkets, restaurants, pubs, and a short distance to the seafront. Excellent transport links can be found from Sheringham Train Station (16.6 miles), a variety of local bus routes, and quick access to the A149.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove.





First Floor
Approx. 64.4 sq. metres (693.0 sq. feet)

Total area: approx. 64.4 sq. metres (693.0 sq. feet)



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