

Arnolds | Keys



Flat 4, 9 Penfold Street, Aylsham, NR11 6ET

Offers Over £160,000

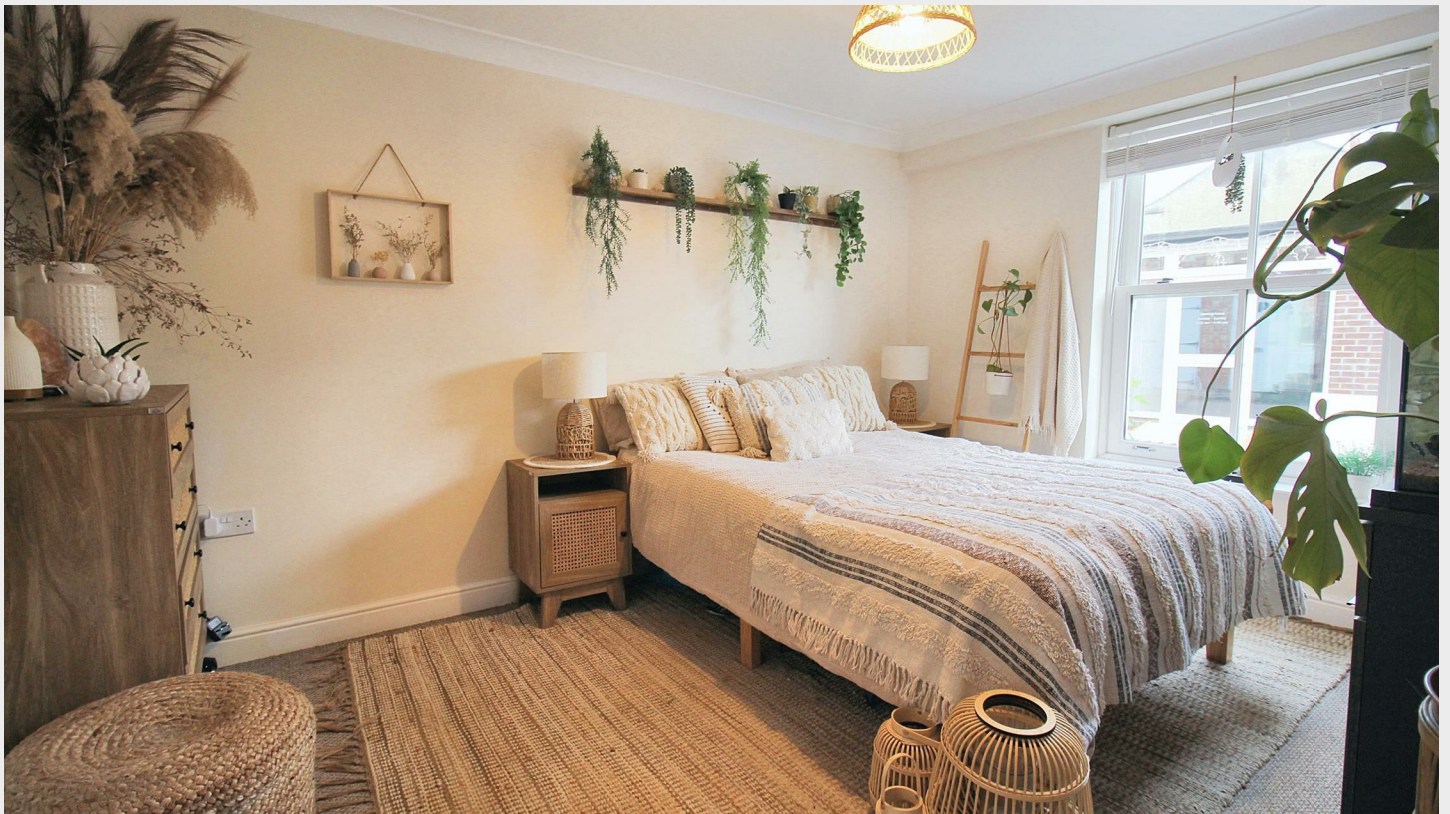
- GROUND FLOOR APARTMENT
- TWO DOUBLE BEDROOMS
- PRIVATE REAR GARDEN
- QUIET CUL-DE-SAC LOCATION
- WALKING DISTANCE OF AYLSHAM MARKET PLACE
- OPEN PLAN LIVING

9 Penfold Street, Aylsham NR11 6ET

Set in a peaceful cul-de-sac, this spacious two bedroom ground floor apartment offers comfortable and convenient living. The kitchen and bathroom are well maintained, while both bedrooms boast generous proportions. The lounge provides plenty of room to relax, with French doors opening onto a private, enclosed patio.



Council Tax Band: A



DESCRIPTION

Situated in a quiet cul-de-sac, this well-proportioned two bedroom ground floor apartment combines comfort and practicality. The kitchen and bathroom are in good condition, and both bedrooms offer ample space. The lounge is bright and inviting, featuring French doors that lead to a secluded, enclosed patio.

LOCATION

Aylsham is a sought after historic market town with a range of local amenities including supermarkets, doctors and dental surgeries, an opticians, local independent shops and plenty of places to eat. The town also offers highly rated pre, first and high schools, is approximately 10 miles north of the City of Norwich and close to the stunning Norfolk Broads, with plenty of walking routes and cycle paths.

ENTRANCE HALL

Wooden door to front aspect, wooden flooring, radiator, doors to bedrooms, bathroom and kitchen/lounge, an airing cupboard, a thermostat.

MAIN BEDROOM

uPVC double glazed window to front aspect, carpeted, radiator.

BEDROOM TWO

uPVC double glazed window to front aspect, carpeted, radiator.

BATHROOM

Tiled flooring, radiator, WC, pedestal hand wash basin with vanity unit above, panelled bath with shower over, the shower is connected to the mains water.

KITCHEN & LOUNGE

uPVC double glazed window to rear aspect, and uPVC double glazed French doors to rear garden, part tiled, part wooden floor, a range of wall and base units with worksurface over and inset stainless steel one bowl sink with drainer, four ring electric hob with extractor over, electric oven, space for washing machine and fridge freezer, radiator.

EXTERNAL

To the rear there is an enclosed garden with patio.

AGENTS NOTES

Leasehold - 117 years remaining approx

Service Charge: £250 per pa

Ground Rent: £150 pa

Council Tax: Broadland District Council - Band A


Water and electricity connected.

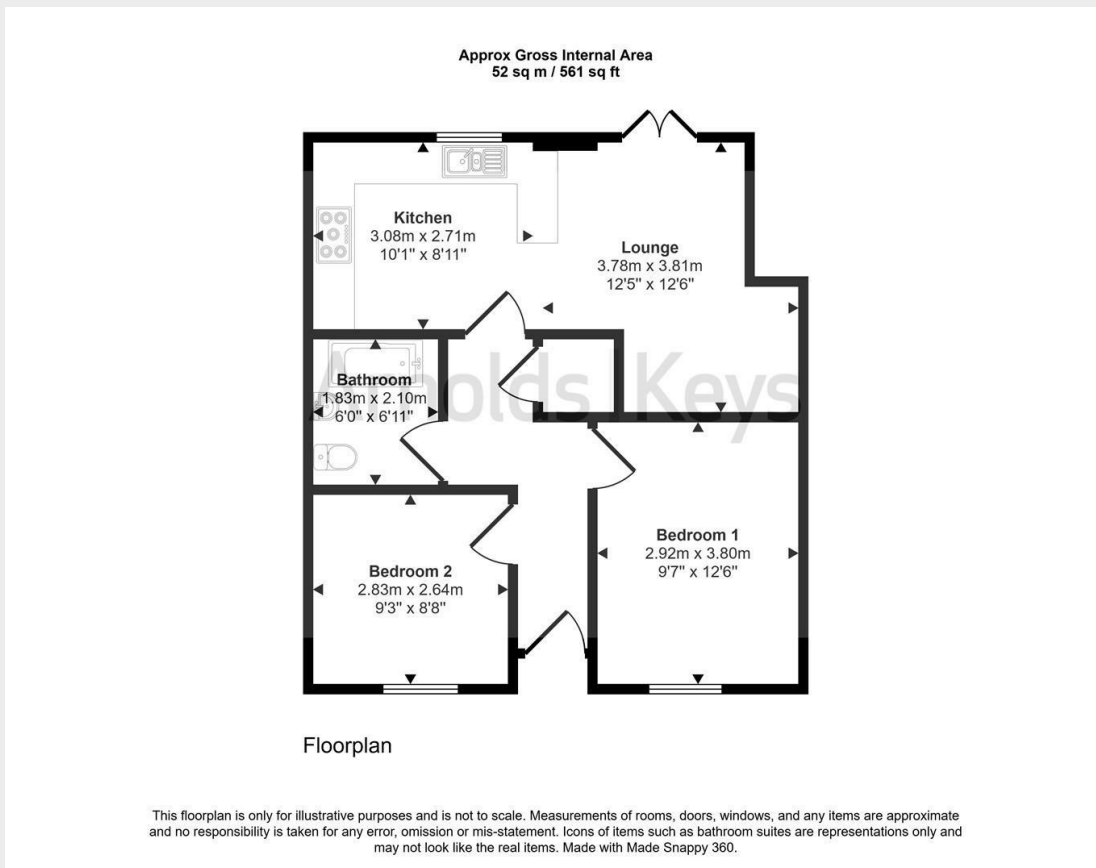


Viewings

Viewings by arrangement only. Call 01263 738444 to make an appointment.

EPC Rating:

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



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 purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon, and potential buyers are advised to recheck the measurements. Appliances will not have been tested in all cases and we cannot confirm they are in working order.

Arnolds Keys from time to time, recommends conveyancing services. Should you decide to use them we could receive a referral fee of up to £210. Arnolds Keys recommend Yellow Brick (YB) to sellers and buyer for mortgage advice. Should you decide to use YB we could receive a referral fee of £250.

