

TO LET

£850 PCM

Lyles Court, Holt, NR25 6HS

Arnolds | Keys







THE PROPERTY

1 Lyles Court, Holt, NR25 6HS

Nestled in the centre of the charming & sought after Georgian town of Holt, Lyles Court offers a delightful maisonette that is perfect for those seeking a comfortable and highly convenient living space. With accommodation arranged over 3 floors, this property features a well-appointed reception room, 2 spacious bedrooms, kitchen, bathroom and cloakroom.

The property benefits from gas fired central heating and double glazing.

Holt is known for its picturesque surroundings and vibrant community, providing residents with a variety of local amenities, boutique shops, restaurants and cafes. The area boasts a rich history and a friendly atmosphere, making it an attractive place to live. The North Norfolk coast is a short distance away whilst the city of Norwich is approximately 23 miles distant.

Please note there is no allocated or on site parking with this property.

EPC Rating C. Council Tax Band B.

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THE DETAILS

Property Details

ENTRANCE HALL
Entrance door to entrance hall. Fitted carpet, radiator and stairs to first floor with cupboard under.

FIRST FLOOR LANDING
Fitted carpet and radiator. Stairs to second floor.

LOUNGE/DINER
A spacious L shaped room with fitted carpet, 2 radiators and two double glazed windows. Opening to kitchen.

KITCHEN
Good range of base and wall units beneath a roll edge worktop with inset sink, hob and oven. Wall mounted gas fired boiler. Borrowed light from lounge.

LOBBY
Built in cupboard with space and plumbing for washing machine.

BATHROOM
Panelled bath with shower attachment, wash basin and WC. Vinyl flooring, radiator and double glazed window.

SECOND FLOOR LANDING
Fitted carpet.

INNER LANDING
Fitted carpet and built in cupboards.

BEDROOM
Fitted carpet, radiator, eaves cupboard and part pitched ceiling with skylight.

BEDROOM
Fitted carpet, radiator, eaves cupboards and part pitched ceiling with skylight. Fitted double cupboard.

CLOAKROOM
Wash basin and WC. Radiator.

TENANTS NOTE
The deposit for this property is £980.

EPC Rating C. Council Tax Band B - North Norfolk District Council.

All main services available or connected. For an indication of specific speeds and supply or coverage in the area for broadband and mobile signal/coverage, we recommend referring to the Ofcom checker.

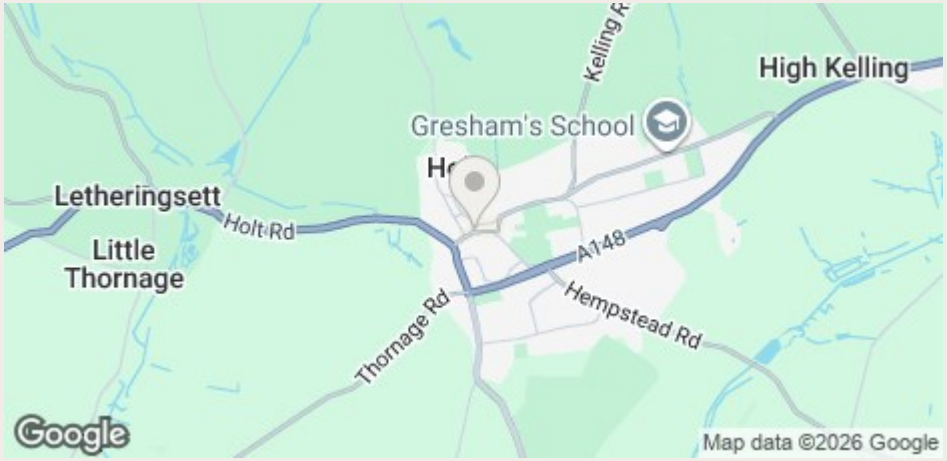
Please be aware that the marketing photographs for this property may have been taken before the start of the last tenancy and may have been taken using a wide angle lens. If you have any specific questions about presentation of the property, configuration of accommodation or the layout of rooms, please call us before undertaking a viewing.

Tenants should be aware that they are responsible for arranging contents insurance. We will be happy to introduce you to our insurance partner, if required and from which we may derive some commission.

The rent is exclusive of outgoings, therefore tenants will be required to pay all utility bills generated throughout the tenancy period.

Tenants proposing to occupy the property must view the interior prior to submission of an application and satisfy themselves that the property, presentation, fixtures and fittings are as they understand. Arnolds Keys accept no responsibility for any error or emission in these marketing details.

The equivalent of one weeks rent will be taken as a holding deposit. Based on the current advertised rent for this property, this will be £196.15. This will reserve the property for you whilst reference and other pre tenancy checks are carried out. Please note that this deposit will be withheld if the prospective tenant or any relevant person (including guarantor(s)) withdraw from the proposed tenancy, fail a right to rent check, provide false or



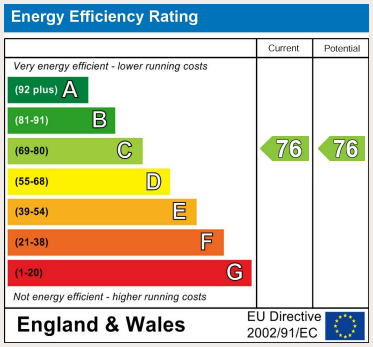
Location











Contact Us

25 King Street, Norwich, Norfolk, NR1 1PD
lettings@arnoldskeys.com
www.arnoldskeys.com
01603 620551