






**Park Court New Road,North Walsham NR28 9AN**

william h brown

***welcome to***

## Park Court New Road, North Walsham

This one bedroom ground floor flat with gas central heating, residents parking and no onward chain is situated in North Walsham town centre within short walking distance of public transport links, shops and market place! The property would make an ideal first time buy or investment purchase













**Entrance Hall**
Door to the front aspect, cupboard, airing cupboard with gas central heating boiler, radiator and carpeted flooring.

**Lounge**
Double glazed window to the front aspect, patio doors to the rear aspect, tv and telephone points, radiator and carpeted flooring.

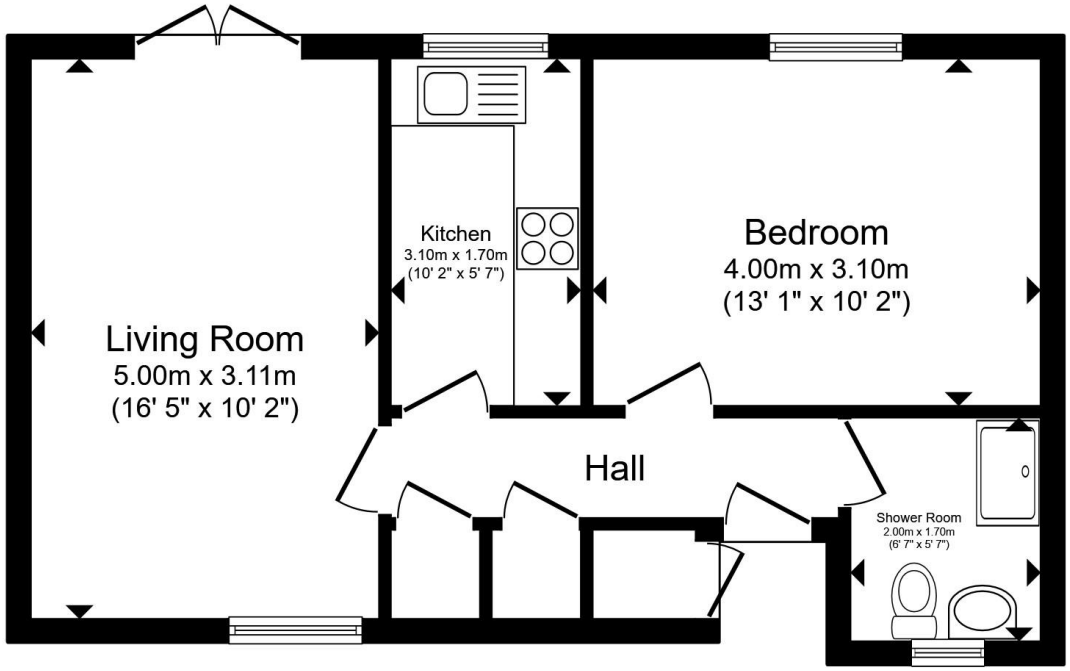
**Kitchen**
Fitted kitchen with range of wall and floor units and worksurfaces over, electric cooker point with cooker hood above, stainless steel sink drainer, tiled splashbacks, space for undercounter fridge freezer, plumbing for washing machine, double glazed window to the rear aspect, radiator and vinyl flooring.

**Bedroom One**
Double glazed window to the rear aspect, radiator and carpeted flooring.

**Shower Room**
Suite comprising shower cubicle, wash hand basin and WC, fully tiled walls, double glazed window to the front aspect, radiator and vinyl flooring.

**External**
At the front of the property is a small private garden area and lockable store shed. At the rear of the property is a communal garden and residents parking

**Agents Note**
Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.




Total floor area 44.2 m² (475 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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# Park Court New Road, North Walsham

- No Onward Chain
- Residents Parking
- Ground Floor Flat
- £367 Annual Service Charge in 2026
- 100+ Year Lease Remaining

Tenure: Leasehold EPC Rating: C
Council Tax Band: A  Service Charge: 367.70
Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 20 Dec 2002. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

## £120,000










Please note the marker reflects the postcode not the actual property

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The Property Ombudsman

Property Ref:
NWM110367 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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