



**Flat 6, 148 Hungate Street, Aylsham, NR11 6JZ**

**Guide Price £110,000**

- NO ONWARD CHAIN
- ALLOCATED OFF ROAD PARKING
- MODERN AND WELL PRESENTED

- OPEN PLAN LIVING ROOM/KITCHEN
- CLOSE TO MARKET PLACE
- REDECORATED AND MODERN ACCOMMODATION

# Flat 6, 148 Hungate Street, Aylsham NR11 6JZ

**\*NO ONWARD CHAIN\*** Ideally located close to the market place in Aylsham, this well presented, bright ground floor apartment offers a convenient lifestyle further benefitting from allocated off road parking with a communal garden.



Council Tax Band: A



## DESCRIPTION

Situated close to the market place in Aylsham within walking distance to the local school and amenities, this purpose built ground floor apartment offers recently redecorated bright and modern accommodation comprising open plan kitchen/living room, double bedroom and a shower room. There is off road allocated parking and a shared communal garden which is paved and features a raised border of mature plants.

## LIVING ROOM

Timber framed door to main entrance, a dual aspect room with double glazed window to side and rear aspect, carpet flooring, radiator, open plan to:

## KITCHEN

The kitchen area is fitted with a range of wall and base units with inset stainless steel sink and drainer, new inset electric oven with four ring electric hob and cooker hood over, wall mounted gas boiler, laminate flooring.

## BEDROOM

Double glazed window to rear aspect, carpet flooring, radiator, door to:-

## SHOWER ROOM

Fitted with a three piece suite comprising double shower cubicle with mains connected shower, pedestal wash hand basin, WC, extractor fan, radiator, herringbone patterned vinyl flooring, shaver charging point.

## EXTERNAL

The property offers allocated off road parking with a gate leading to the rear communal garden, which is laid to paving with benches and a raised border of a variety of mature shrubs.

## AGENT'S NOTES

This property is Leasehold:

111 years remaining on lease.

Ground rent: £50 PA

Maintenance charge: £750 PA

Mains drainage, electricity and water connected.

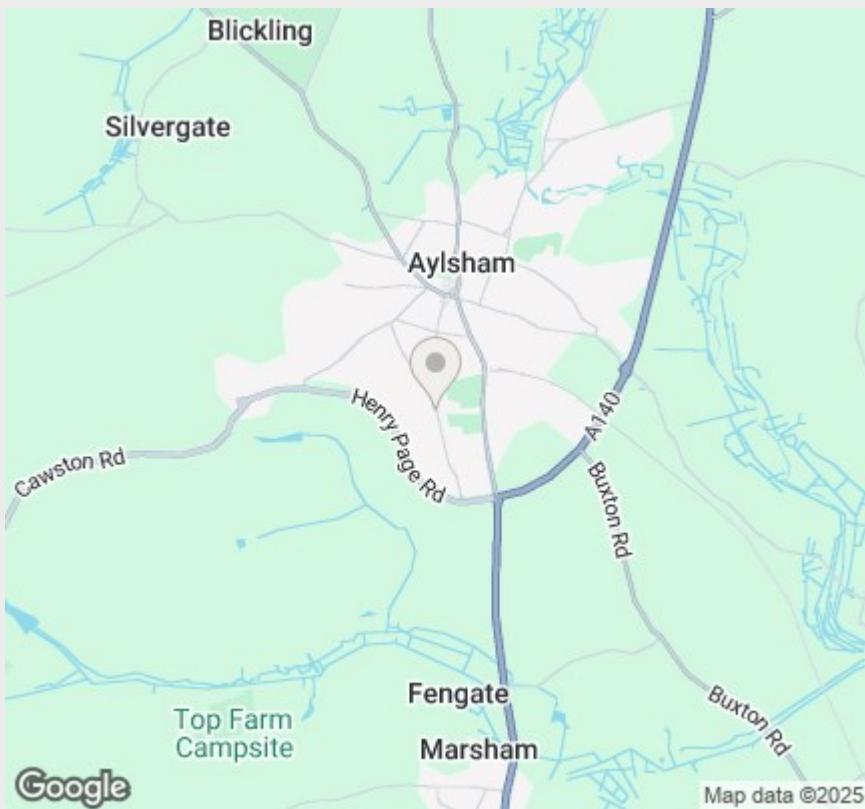
Gas fired central heating.

Council tax band: A

## 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.





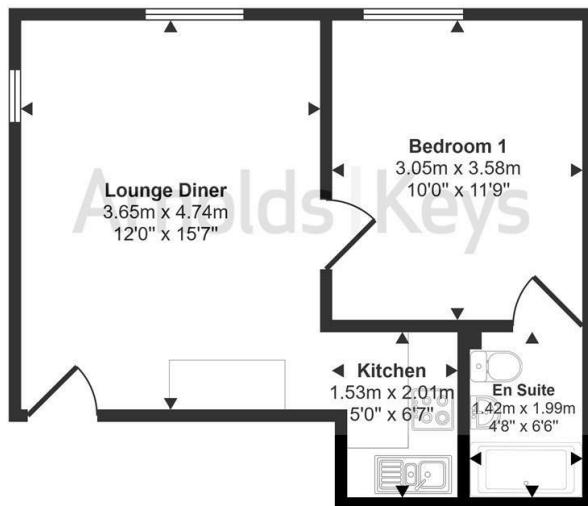
## Viewings

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	79	79
(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	

Approx Gross Internal Area  
35 sq m / 381 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate, 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.

