





## 7A Station Road

£130,000

A well positioned Grade II listed one-bedroom ground-floor flat situated in the heart of the sought-after market town of Reepham.

This home is ideal for those looking to be in a short walk of amenities.

As you enter the property there is a fitted kitchen that comprises of a range of fitted units at base and eye level of which is complemented by a roll edge worktop and recess for appliances.

Adjacent is a spacious living room with feature fireplace.

Further on, there is a double bedroom with storage cupboard.

Additionally, there is a storage lobby area with cupboards that lead through to a spacious bathroom suite.

Outside, there is a small, shingled area to allow for a 'drying space'.

The property is accessed via a gate to front, to the rear is a communal parking area.

### Lease Details;

The lease currently has 964 years remaining. (999 year lease from 01/01/1990)

The ground rent is £100 per annum (subject to change).

Buildings Insurance is £250 per annum.





## Services

Electric night storage heating. Mains water, electricity and drainage are connected.

## Situation

Reepham is a popular and historic Broadland market town located approximately 13 miles from Norwich city centre. The town hosts numerous local businesses and independent local shops, as well as two popular public houses / hotel in the Market Place. There is a renowned secondary school and sixth form college together with many other useful amenities. The beautiful North Norfolk coast and various beaches are within easy driving distance from Reepham.

## Directions

After parking in the Market Place, walk towards the crossroads, continue over the crossroads passing V's cafe on your right hand side and the property will be found via a gate on the right hand side.

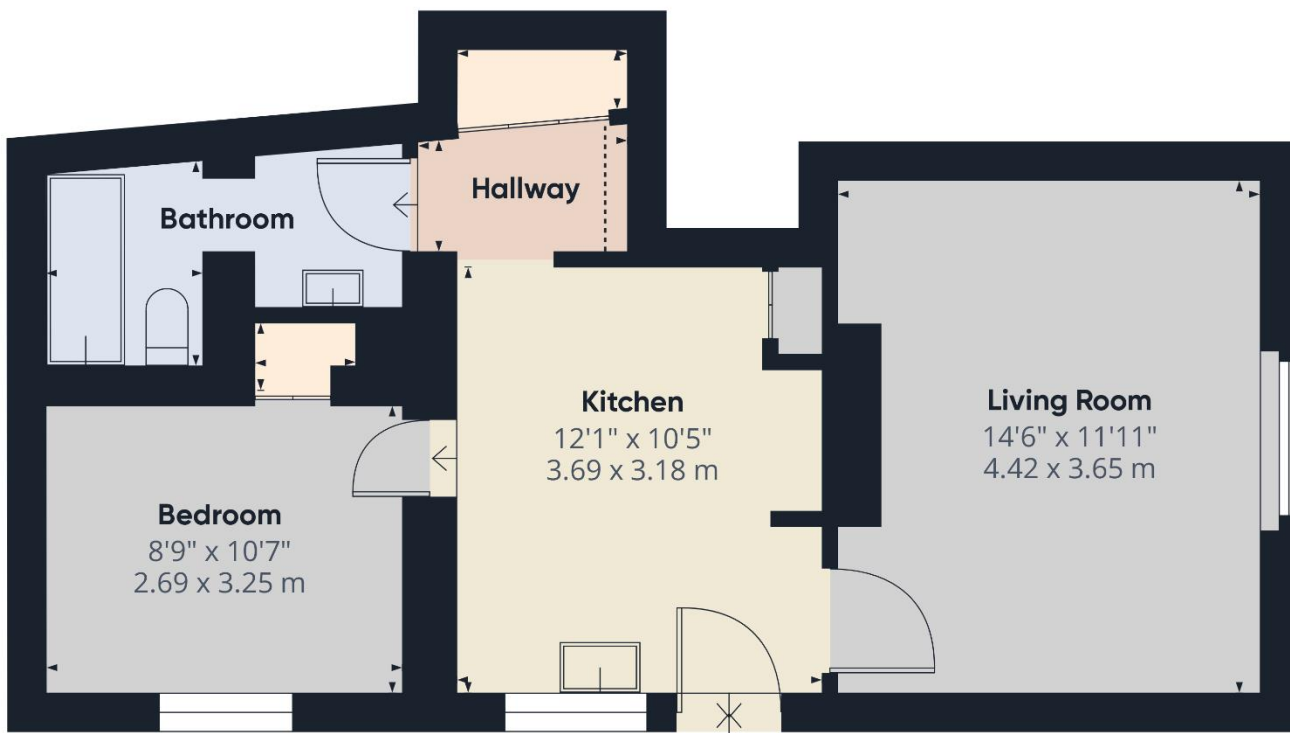
**For further information and to arrange your viewing, please contact our friendly and professional staff.**

This property is being marketed by our Reepham office and the property reference is AR0198.

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. Also if there is anything in particular that you require clarification on - call the office before viewing. For further information see Consumer Protection from Unfair Trading Regulations 2008.







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**Approximate total area<sup>(1)</sup>**

482.65 ft<sup>2</sup>  
44.84 m<sup>2</sup>

**Reduced headroom**

1.69 ft<sup>2</sup>  
0.16 m<sup>2</sup>

(1) Excluding balconies and terraces

**Reduced headroom**

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



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