

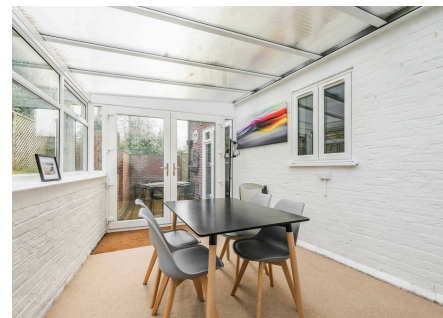
12 Old Bakery Court, Coltishall - NR12 7DQ

£210,000 - £220,000 Leasehold

This charming 2-bedroom flat is in a quiet, private area and offers a modern interior with recent redecoration. With the option to include furnishings, the property provides a move-in-ready space. It features a low-maintenance courtyard garden, a bright conservatory, and a rear patio for outdoor enjoyment. Off-road parking includes a garage and two additional spaces, offering plenty of convenience.

Location

Old Bakery Court is located in the village of Coltishall, known for its peaceful atmosphere and proximity to the River Bure. The village offers a range of local amenities, including shops, cafes, and a well-regarded pub. With easy access to nearby countryside walks and recreational spots, Coltishall provides a quiet yet well-connected setting, ideal for those seeking both relaxation and convenience. The village is also well-served by public transport, making commuting straightforward and adding to its appeal for those looking to balance rural living with accessibility.



Agents note

We understand the property will be sold leasehold, connected to mains services electricity, water and drainage.

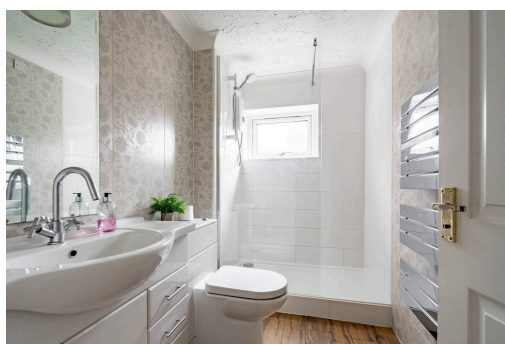
Ground rent - £10 p/a

Maintenance fee - £1,072 p/a

92 years left on the lease.

Heating system- Electric heating system.

Council Tax Band-TBD



Old Bakery Court, Coltishall

As you step inside, you are welcomed by an inviting entrance hall with plenty of cupboard space, setting the tone for the home's well-organised layout.

The property features a modern and functional kitchen with built-in cupboards and ample counter space for cooking. A door from the kitchen leads to the conservatory, which overlooks the rear patio and brings in natural light. The conservatory offers a relaxing space to unwind, with double doors opening out onto the patio.

The cosy lounge is at the front of the property, providing a welcoming space for relaxation and entertainment, blending comfort and style.

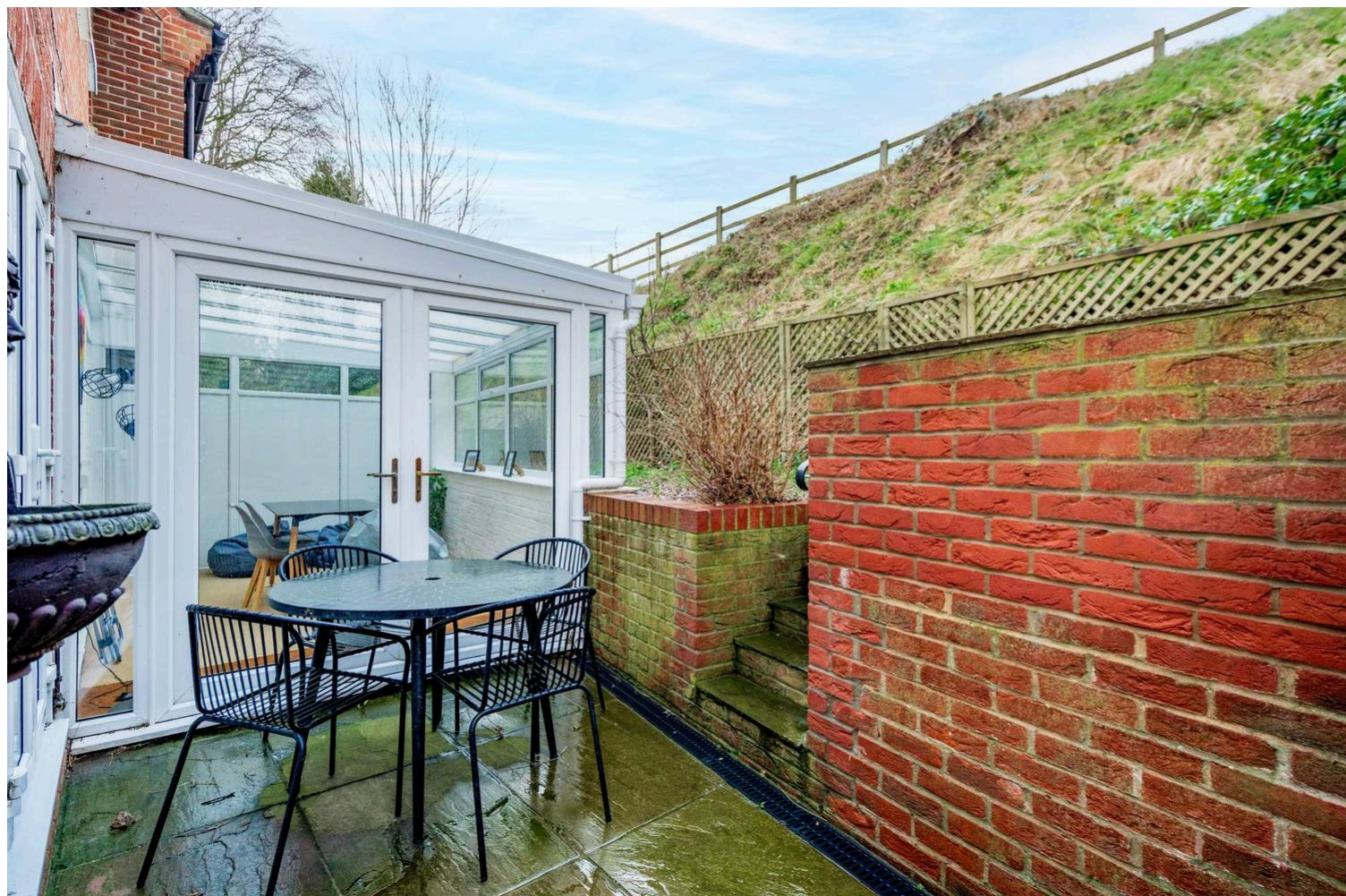
The property has two bedrooms. The first bedroom is a spacious retreat with doors leading to the rear patio. It also features a dressing area with shutter blinds for privacy, offering a comfortable and well-designed space. The second bedroom also offers comfort and style, with built-in wardrobes and thoughtful design elements.

Window shutters in the lounge and double bedroom add a stylish and practical touch.

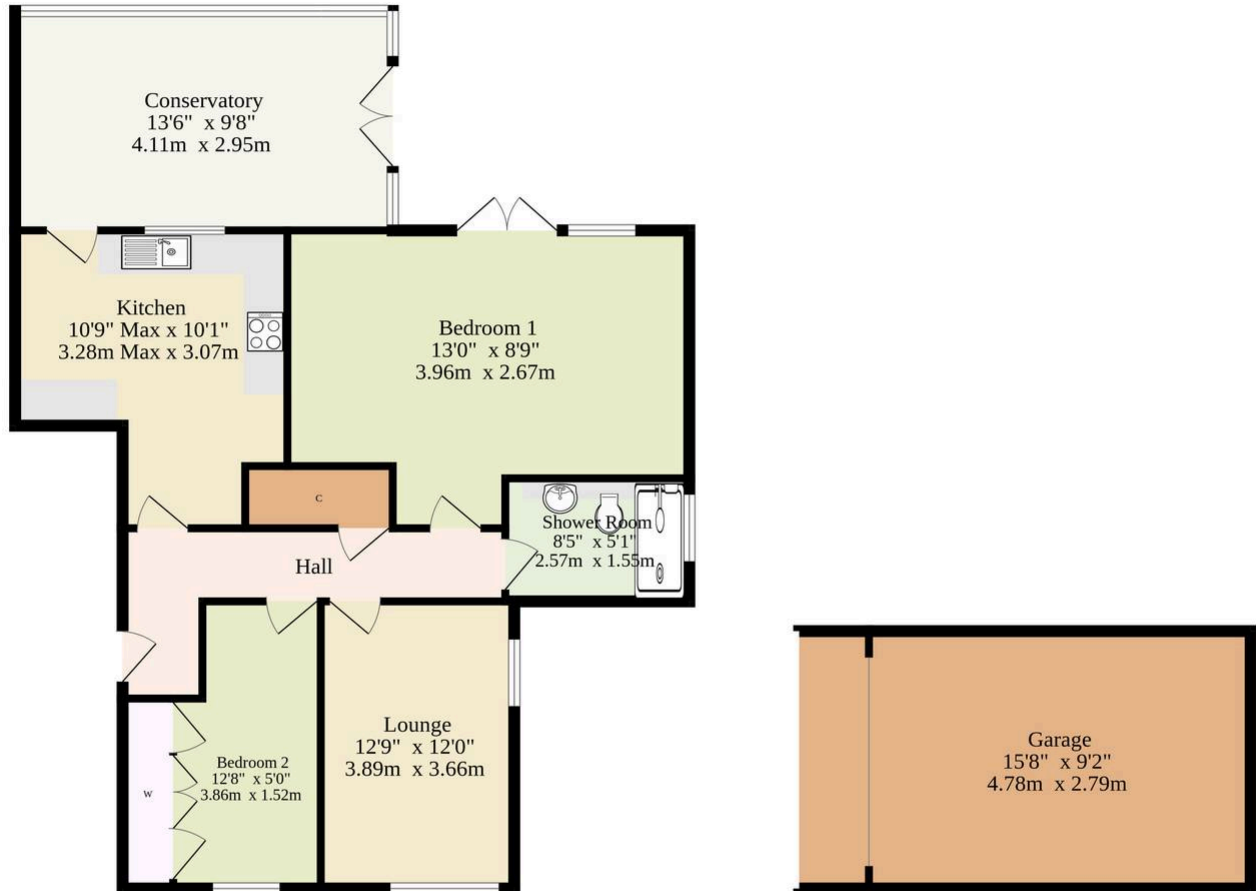
The property includes a conveniently located shower room with a modern suite, including a shower and vanity wash basin. This functional space is designed for both practicality and comfort.

Outside, the patio area offers a peaceful retreat, featuring a split-level design with a brick retaining wall. The low-maintenance courtyard garden provides additional outdoor space with minimal upkeep.

Off-road parking is provided by a garage and two additional spaces.



787 sq.ft. (73.1 sq.m.) approx.



TOTAL FLOOR AREA : 787 sq.ft. (73.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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