



## MARKET MEWS OLD MARKET ROAD

NORWICH, NR12 9AE

£150,000  
LEASEHOLD

This immaculate ground floor two bedroom apartment lies in the market town of Stalham. This apartment would make a perfect home for young or retired people with communal gardens and allocated parking to the rear. The property is within walking distance of the town centre, shops and transport links making it an ideal location.

**HENLEYS**  
Residential Sales & Lettings

# MARKET MEWS OLD MARKET

- Ground floor apartment • Two bedrooms • Open plan kitchen - living/ dining room • Family bathroom • Allocated parking • Communal gardens • Leasehold • Close to supermarket & town centre • Immaculate throughout • Viewing recommended



## Stalham

Located in Stalham, Market Mews offers the perfect blend of village charm and convenience. Just a short stroll from the High Street, residents can easily access popular local shops such as Tesco Superstore (0.5 miles away) and Stalham Butchers, known for its quality meats and fresh produce. For dining options, The Swan Inn is under a mile away, providing a cosy spot for traditional pub fare.

Nature lovers will appreciate the easy 2-mile drive to the scenic Norfolk Broads, where boating and outdoor activities await, while the beautiful beaches of Sea Palling are just 5 miles away. Stalham is well-connected by nearby roads, with Norwich reachable in under 30 minutes, making this location ideal for both everyday needs and weekend adventures.

## Overview

This immaculate ground floor two bedroom apartment lies in the market town of Stalham. This apartment would make a perfect home for young or retired people with communal gardens and allocated parking to the rear. The property is within walking distance of the town centre, shops and transport links making it an ideal location.

## Entrance Hall

Door to the front, security intercom, radiator, cloaks cupboard and doors leading off to bedrooms, bathroom and living space.

## Open plan Kitchen - Living / Dining room

Kitchen-

Double glazed window to the side, wall and base units and wall mounted shelving. Worktops, stainless steel sink drainer, built in oven and hob with extractor fan, space and plumbing for washing machine and space for fridge freeze. Radiator, spotlights and wood effect flooring.

Living / Dining room

Double glazed window to the front with fitted blinds, radiators, carpets and spotlights.

## Bedroom One

Double glazed window to the rear, carpets, radiator and built in wardrobes.

## Bedroom

Double glazed window to the rear, carpets, radiator and built in wardrobes.

## Bathroom

Bath with shower over and glass screen, WC and wash hand basin. Part tiled and wood effect flooring, radiator wall mounted shaver point, mirror and glass shelving. Spotlights and extractor fan.

## Agents Note - Lease details

Leasehold 87 years remaining

Ground rent - £225.00 per annum

Maintenance charges £1344.00 per annum (paid monthly)

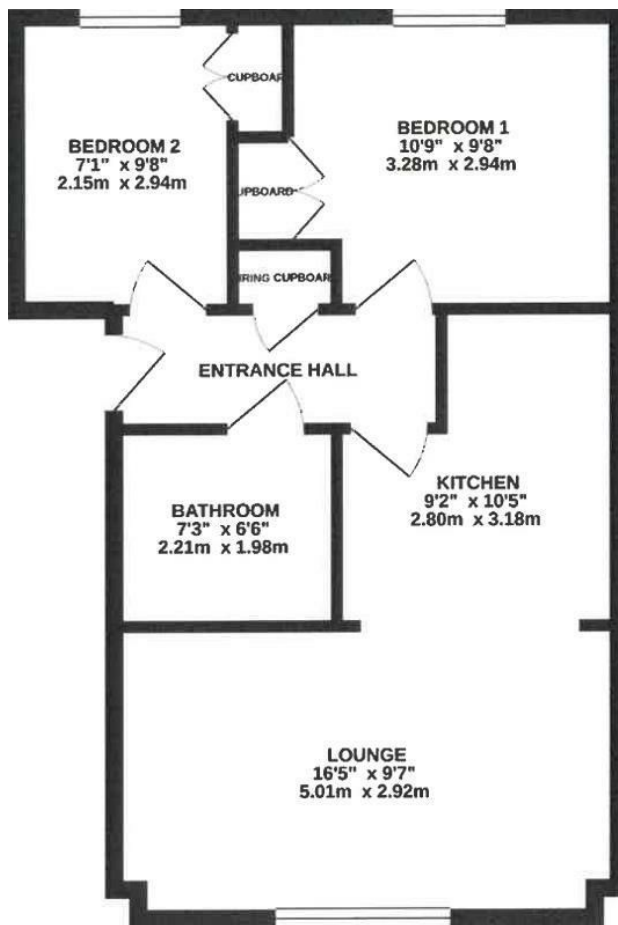


EPC - C

Council Tax Band A

## 2 MARKET MEWS OLD MARKET





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	