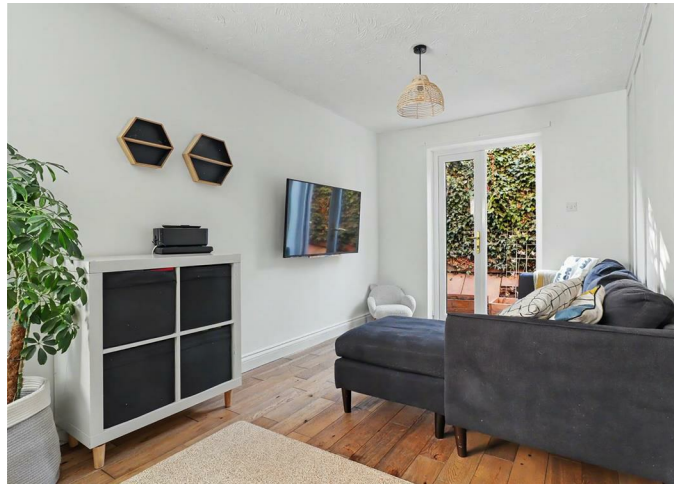


LEASEHOLD



Flat (EPC Rating: D)

VICTORY COURT NELSON WAY NORTH WALSHAM NR28 0AE

Asking price

£125,000

FEATURES

- Two Bedroom Apartment
- One Allocated Parking Space
- Ground Floor
- Local Schools Walking Distance
- Reasonable Service Charges
- Private Rear Garden
- Open Plan Kitchen/Diner
- Walking Distance To The Town
- Secure Entry System
- Recently Extended Lease



Ben Allman
Estate & Letting Agents

2 Bedroom Flat located in North Walsham

A well-presented two double bedroom ground floor flat in Victory Court, North Walsham, offering spacious accommodation, a private garden and allocated parking.

The property is accessed via a secure communal entrance with telecom entry system. Inside, a spacious hallway provides access to all rooms.

The open-plan kitchen and dining area offers an abundance of worktop space, ample storage and room for a good-sized dining table. The adjoining living area benefits from French doors opening directly onto the private garden, which also has convenient rear access.

Both bedrooms are generous doubles, with bedroom two benefiting from an airing cupboard housing the hot water cylinder and providing useful additional storage.

The bathroom is a good size and includes a bath with shower over, WC and hand wash basin.

The property is heated by electric room heater radiators and benefits from a long lease of approximately 119 years remaining.

Externally, the property comes with one allocated parking space, with further off-road parking available.

Victory Court is conveniently located within walking distance of supermarkets, shops, schools and a range of other local amenities. North Walsham also offers excellent public transport links, including both bus and train services, providing easy access towards the city centre and the coast.

A practical and spacious ground floor home with its own garden, parking and convenient access to everything North Walsham has to offer.

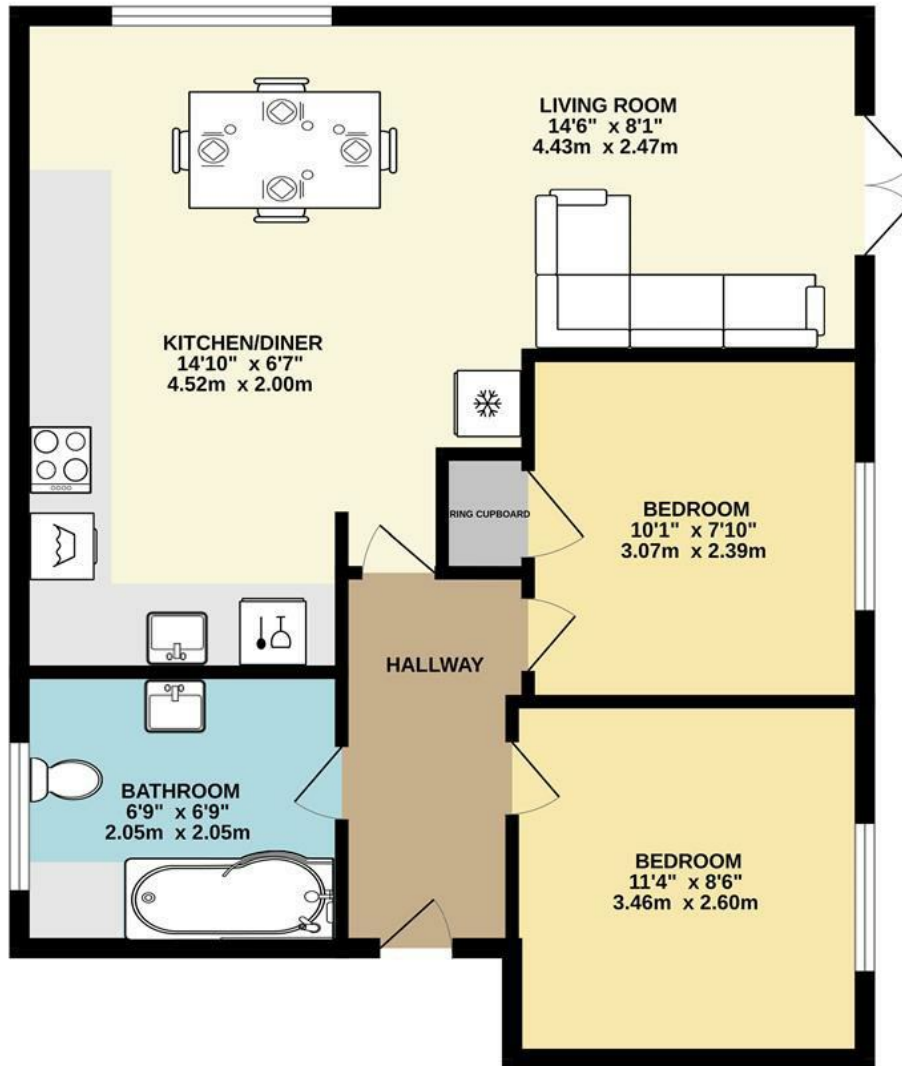
AGENTS NOTE

The seller of this property is a relative of an employee of Ben Allman Estate Agents
Service Charge £1349 p.a inclusive of Buildings Insurance
£25.00 p.a Ground Rent



BEN ALLMAN ESTATE AGENTS | 2B SPROWSTON ROAD, NORWICH, NORFOLK, NR3 4QN

GROUND FLOOR



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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Council Tax Band

A

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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
	59	77

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

