



FERRY MARINA, HORNING
£250,000 LEASEHOLD

WATERSIDE
ESTATE AGENTS







FERRY MARINA, FERRY ROAD, HORNING, NORFOLK

- Well presented two bedroom first floor apartment with south facing balcony
- Highly regarded marina setting with views out over the water from every window
- Ideal lock up and leave second home or perfectly placed low maintenance holiday let
- Private entrance, allocated parking, far reaching views
- No onward chain, contents available by separate negotiation
- A wealth of amenities all within walking distance

The perfect low maintenance second home or holiday let! This spacious well presented first floor apartment offers a generous south facing balcony with far reaching views out over this highly regarded marina, just off the River Bure.

The accommodation comprises its own exclusive entrance with staircase to first floor. An L-shaped dual aspect living space with bi-folding doors leading out onto the private balcony. Fully fitted kitchen/dining area with built in appliances, inner hallway with two double bedrooms and re-fitted bathroom.

The property benefits from electric heating, double glazing and allocated private parking and views out over the water from every window.

Located in Horning, arguably the Broads' most sought after village with a wealth of amenities close to hand including three riverside pubs, a deli, coffee shop, village store, two restaurants and a variety of boat hire facilities.

Purpose built in the late 1980s as a holiday let, this apartment is equally suitable as an ideal lock up and leave second home with contents available by separate negotiation.

No onward chain.

ACCOMMODATION:

Private Entrance Hall

Staircase to first floor.

Open Plan L-Shaped Living Room: 18.3 x 13'0" (9'10" min)

Dual aspect with views out onto a spacious south facing private balcony with glass balustrade, providing a generous covered seating area looking out over the marina towards the river beyond.



Kitchen area with range of fitted units with sink unit and drainer and built in oven, hob and extractor fan. Coved ceiling, loft access.

Inner Hallway

Coved ceiling, loft access, built in cupboard housing hot water cylinder.

Master Bedroom: 13'2" x 11'0"

Window to southerly aspect with far reaching views. Coved ceiling, built in wardrobe.

Bedroom 2: 10'10" x 8'0"

Window to front aspect with views over the water. Coved ceiling, built in wardrobe.

Bathroom

Updated suite with panelled bath with shower attachment, vanity wash basin, low level w/c, heated towel rail, coved ceiling.

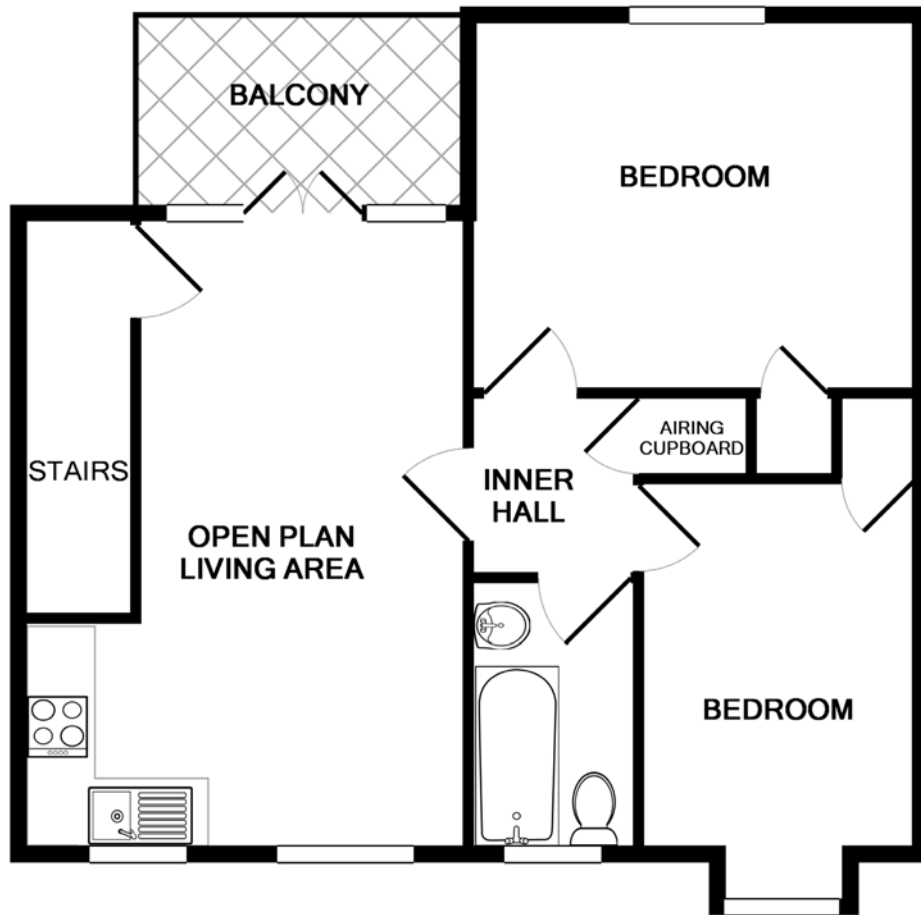
OUTSIDE

Communal car park with one allocated space.

ADDITIONAL INFORMATION

Tenure: Leasehold - over 900 years remaining
Ground Rent and Service Charge - tbc
Includes water rates

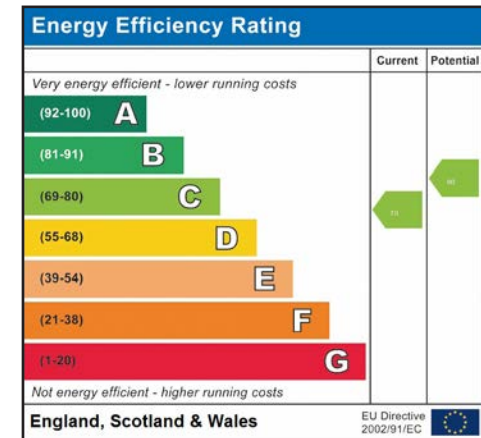




GROUND FLOOR
APPROX. FLOOR
AREA 572 SQ.FT.
(53.1 SQ.M.)
TOTAL APPROX. FLOOR AREA 610 SQ.FT. (56.7 SQ.M.)



BASEMENT LEVEL
APPROX. FLOOR
AREA 38 SQ.FT.
(3.5 SQ.M.)



PLAN NOT TO SCALE
FOR GUIDANCE PURPOSES ONLY

Whilst it is our intention that these sales particulars offer a fair and accurate account, they are provided for guidance purposes only and do not constitute part of any offer or contract.

All measurements are approximate and we have not tested any equipment or services, and no warranty is given or implied that these are in working order.

Prospective purchasers are advised to satisfy themselves by inspection or by further investigation via their solicitor or surveyor.





WATERSIDE ESTATE AGENTS
Broads Haven, Potter Heigham, Norfolk NR29 5JD

Tel: 01692 670400
Email: sales@watersideestateagents.com
www.watersideestateagents.com