



THE STAITHE, STALHAM  
£265,000 LEASEHOLD

WATERSIDE  
ESTATE AGENTS













## THE STAITHE, STALHAM, NORFOLK NR12 9FE

- An exceptional 3 bedroom, 2 storey apartment, part of a high quality granary conversion
- Spacious accommodation, 3 double bedrooms, 3 bathroom/shower rooms and a large dual aspect living space
- Located in a conservation area close to the water with a wealth of amenities within walking distance including schools, an array of shops, pubs, cafes and a Michelin recognised restaurant
- Leasehold with the residents sharing the freehold
- Immaculately presented
- No onward chain

An incredibly spacious and immaculately presented three bedroom, two storey apartment set within a granary conversion of the highest quality close to the water, within a conservation area at the very heart of the Norfolk Broads.

With a Michelin recognised restaurant on one side and a wellbeing centre and the Museum of the Broads on the other, and the full range of amenities that a market town has to offer, all within walking distance, this small impressive development has literally everything close to hand.

This generous, first floor apartment has well proportioned accommodation across two floors and comprises an airy reception hall, a large dual aspect open plan living space with a high vaulted ceiling and which includes a sitting area, dining area and a well fitted contemporary kitchen with a range of built in appliances.

There are three large double bedrooms served by two en-suite shower rooms and a family bathroom.

Features include electric central heating by radiator, a storage/utility room on the second floor, private off road parking and communal gardens.

Stalham Staithe is located just off the River Ant with a wealth of facilities close by including everything from boat hire and marine services to a supermarket, schools, doctors surgery and a wide range of shops, pubs and cafes.

Wroxham, the capital of the broads, is approximately 10 miles away, the beach at Sea Palling is less than five miles away.

This deceptive and spacious low maintenance property is equally suitable as a generous permanent home, as a lock up and leave second home, or as a holiday let available with no onward chain. Viewing highly recommended.





## ACCOMMODATION

### Ground floor

Communal entrance hall. Telephone entry system.

### FIRST FLOOR

#### Reception Hall

Telephone entry system, coved ceiling, staircase to second floor, radiator.

#### Open Plan Living Room/Dining Room/Kitchen: 20'3" x 12'6" (15'5" max)

A spacious dual aspect living space with high vaulted ceilings. A comprehensive range of wall and floor mounted kitchen units with 1½ sink unit and drainer including built in oven, hob and an extractor hood, dishwasher, integrated washing machine, and fridge/freezer. Two radiators, panelled door.

#### Master Bedroom: 18'10" x 14'1"

Window to side, coved ceiling, panelled door, radiator.

#### En-Suite Shower Room

Shower enclosure, contemporary vanity wash basin, low level w/c, radiator, extractor fan, coved ceiling, panelled door.

#### Bedroom 3: 13'6" x 9'1"

Window to rear, coved ceiling, panelled door, radiator.

#### Family Bathroom

Panelled bath with shower attachment, low level w/c, wash basin, coved ceiling, partially tiled walls, panelled door.









## SECOND FLOOR

### Spacious Landing

Window to side, radiator, wall lights, walk in storage room/utility space.

### Bedroom 2: 10'4" x 9'3"

Window to rear, radiator and panelled door.

### En-Suite Shower Room

Shower enclosure, hand basin, low level w/c, radiator, panelled door, extractor fan.

## OUTSIDE

Communal gardens and private parking for one car with additional visitors parking.

## ADDITIONAL INFORMATION

Tenure: Leasehold

Term: Lease runs until 3007

Freehold is shared between 14 owner/residents.

Service charge: approx £1,300 per annum, which includes building insurance and communal maintenance.

Services: Mains water, drainage and electricity.

Council Tax B: £1,969.14 per annum

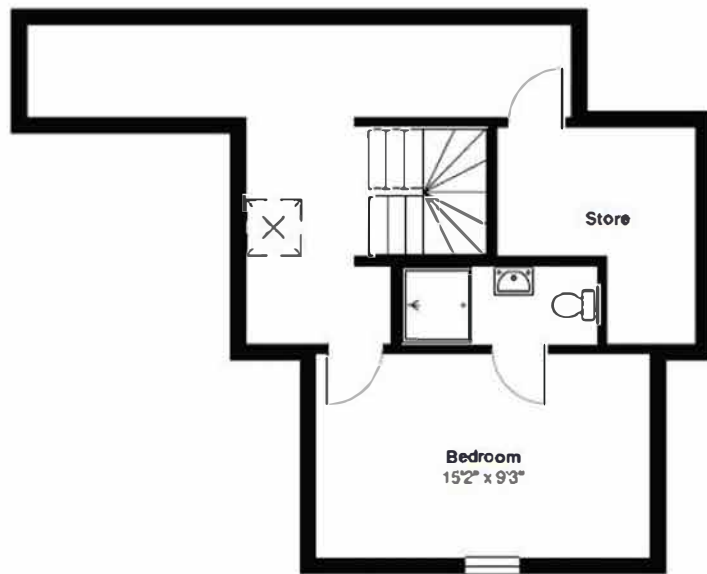
Whilst it is our intention that these sales particulars offer a fair and accurate account, they are provided for guidance purposes only and do not constitute part of any offer or contract.

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.

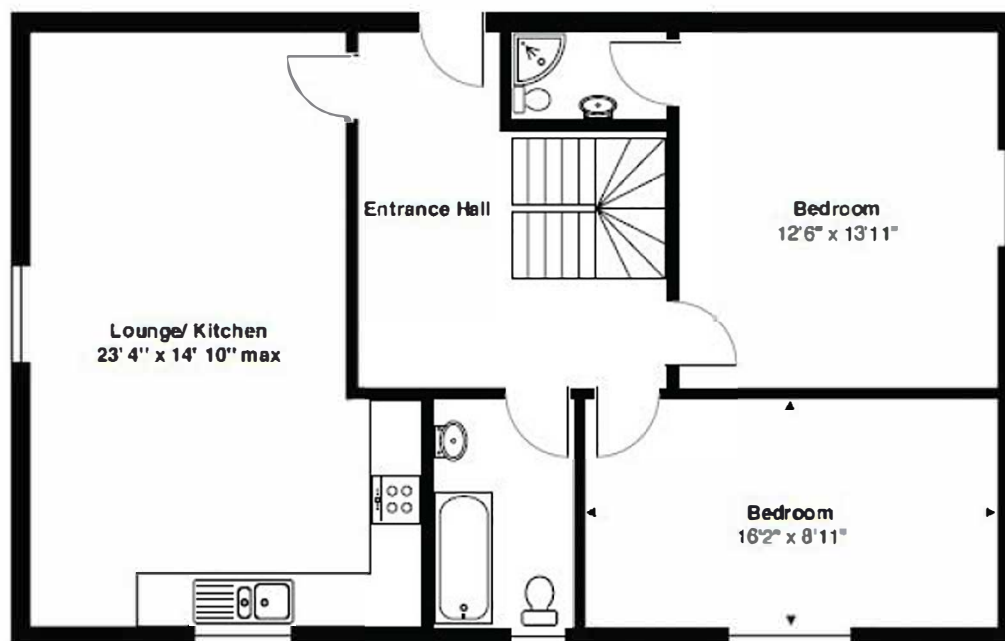
Prospective purchasers are advised to satisfy themselves by inspection or by further investigation via their solicitor or surveyor.







Upper Level



Lower Level

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 72 C      |
| 55-68 | D             | 55 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

All measurements are approximate and for display purposes only









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