

For Sale

**LANDWOOD
GROUP**



Flat 5, Quayside Court, The Quay, Wells Next The Sea, Norfolk, NR23 1FA

Two-bedroom apartment

- Currently operating as a holiday let
- Two bedrooms with en-suite shower rooms
- Balcony with stunning harbour views
- Allocated car parking space
- Spacious and modern open plan living area
- Located within a sought-after seaside town

Landwood Group

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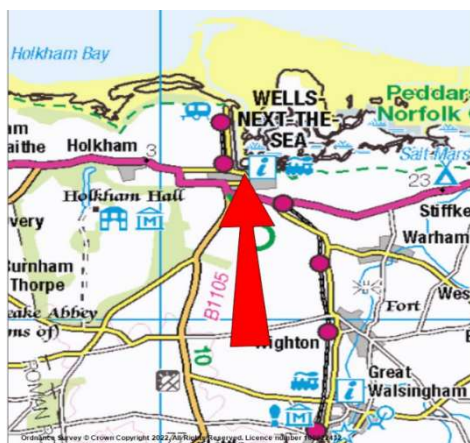
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CONTACT

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Location

The subject property is located in Wells-next-the-Sea, a small popular town on the North Norfolk coast of England. Wells-next-the-Sea is within an Area of Outstanding Natural Beauty and is positioned approximately 35 miles to the northwest of Norwich and 75 miles to the northeast of Cambridge.

The property is situated directly on The Quay (B1105) with desirable views of the harbour. The B1105 is the main arterial route within the town and provides connections to surrounding towns and also leads to the wider motorway network.

The Quay is a popular tourist location with a beach, an active fishing fleet and a sailing club. The town also provides a handful of locally operated shops, pubs, and cafes. Wells-next-the-Sea is a designated Nature Reserve, and therefore popular with walkers and birdwatchers who enjoy the North Norfolk Coastal Path, creeks, and marshes.

Description

The property comprises an attractive, second floor, two-bedroom apartment, which benefits from a balcony with stunning harbour views and an allocated car parking space. The property forms part of Quayside Court, which is a modern development of apartments with retail units to the ground floor.

Internally, the property comprises hall, an open plan living and dining area with a modern fitted kitchen and a balcony, and two bedrooms, both having modern ensuite shower rooms. The property benefits from one allocated car parking space to the rear.

The property is currently operating as an established holiday let known as 'High Tides', and further information on bookings is available on request.

Accommodation

We calculate the gross internal area to be approximately 803 Sq. Ft (74.59 Sq. M).

Tenure Information

The premises are held by way of long leasehold title numbers NK438281 and NK439451, both for 999 years from and including 25 December 2013.

Planning

All parties must make their own planning enquiries through the Local Planning Authority which is North Norfolk District Council at;

www.north-norfolk.gov.uk

VAT

All figures quoted are exclusive of VAT which may be applicable.

Legal Costs

Each party will be responsible for their own legal costs.

Price

Offers in the region of £675,000.

EPC

The property has an EPC rating of B.

Viewings

Strictly by appointment.

Date of particulars: April 2022

