



£150,000
Asking Price

2 Bedrooms
1 Reception Rooms
1 Bathrooms

Russell Street, Norwich, Norfolk



The Dussindale Centre, Pound Lane, Thorpe St Andrew, Norwich, NR7 0SR
01603 432000

Situated only a walk from the city this impressive 2 bedroom flat boasts a bright accommodation with lovey position opposite a church. There is a modern bathroom and kitchen, UPVC double glazing and a communal heating system. The property is offered with NO CHAIN and we urge an early viewing.

Communal front entrance door with security entrance system giving access to:-

COMMUNAL HALL

With stairs to 1st floor

PRIVATE ENTRANCE HALL

With storage cupboard and immersion tank for hot water and further cupboard, ideal for coats and shoes.

BEDROOM

A good size double bedroom with views overlooking the communal gardens to the rear.

BATHROOM

Suite comprising panel bath, WC and wash basin with ceramic walls and flooring, electric shower above the bath.

BEDROOM

A considerable double bedroom with view to the front towards the church and green area with ample space for wardrobes.

KITCHEN

A selection of white units in base drawer and wall mounted style with ceramic tiled splashbacks. Electric hob with extractor above and electric oven below, plumbing for automatic washing machine and dual storage cupboards.

LOUNGE

Enjoying borrowed light from the kitchen, a well portioned room with door and windows giving access and view over the front balcony.



BALCONY

With ample space for a small breakfast table, enjoying views towards the church and a distant view of City Hall.

OUTSIDE

There are gardens as well as a brick storage unit in the main entrance hall offering excellent storage.

AGENTS NOTE

Purchasers should be aware that this property is leasehold in nature with a remainder of 90 years on the lease. There is a ground rent payable of £10 as well as a service charge of £1708.00 however this payment does include the communal heating bill and upkeep for the communal heating system. Full details are available upon request.

EPC Rating:

C

Council Tax:

Band A

Local Authority:

Norwich City Council

Tenure:

Leasehold

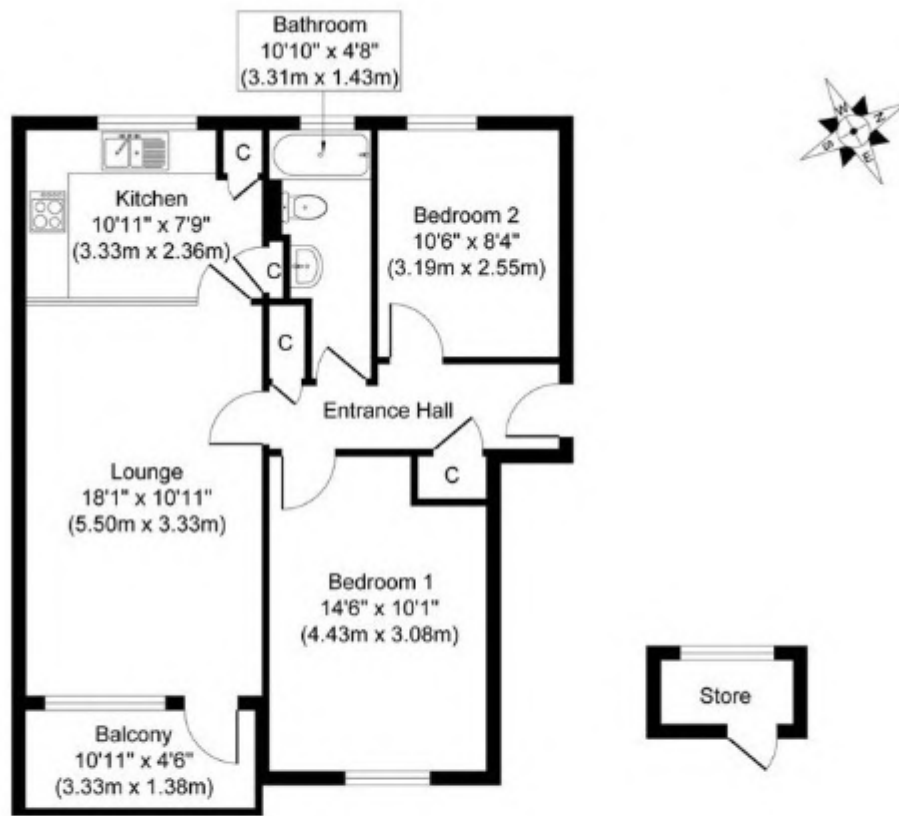
Lease Details (If applicable):

90 Years remaining

£10.00 Per year Ground rent

£1708.00 Per year Service charge





Approximate Floor Area
640 sq. ft
(59.45 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	73	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

IMPORTANT:

we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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