



Coburg Street
Norwich, NR1 3BF
Offers In The Region Of £150,000

claxtonbird
residential

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ClaxtonBird are delighted to offer for sale this well appointment fourth floor apartment, situated in the prestigious Chapelfield Development, with easy access into the vibrant City Centre of Norwich. The accommodation is approached via the ground floor entrance door, where there is an elevator leading to the fourth floor. As you step into this apartment, you are greeted by an entrance hall leading straight in to the spacious reception room with far-reaching views over the South of the City, offering picturesque backdrop to your daily routine. One of the standout features of this property is the secure under-cover allocated parking, providing peace of mind for residents with vehicles. This purpose-built apartment is perfect for those seeking a stylish and convenient living space. Offered for sale with no onward chain.

Communal Entrance

Secure entry system with stairs and elevator leading up to the fourth floor.

Entrance Hall

Entrance door, video telecom entry system, wall mounted thermostat, built in storage cupboard, coving to smooth plastered ceiling and radiator.

Bathroom

Modern suite comprising bath with mixer tap and mains shower over, pedestal wash hand basin, WC, tiled flooring, chrome towel rail, extractor fan and cupboard housing the gas central heating boiler (fitted March 2020) and additional storage.

Bedroom 11'6 x 10'9 (3.51m x 3.28m)

Double glazed window to front aspect, coving to smooth plaster ceiling and radiator.

Sitting Room / Dining Room 15'1 x 12'5 (4.60m x 3.78m)

Coving to smooth plaster ceiling, tv satellite and telephone points, two radiators, floor to ceiling patio doors to Juliette balcony offering viewings over the city wall and South of Norwich and is open plan to:

Kitchen 12'5 x 7'0 (3.78m x 2.13m)

Well appointed kitchen comprising a wide range of base and eye level units with work surfaces over, inset one and a half bowl stainless steel sink unit, built in electric oven, built in microwave combination oven, inset ceramic hob with stainless steel extractor hood over, stainless steel splash back, built in fridge / freezer, dishwasher, washer / dryer, spot lights and tiled flooring.

Outside

The property is set within well maintained communal gardens and is short walk Chapelfield Gardens, Chapelfield Mall and the City Centre of Norwich.

Parking

Secure underground generous allocated parking space conveniently located next to lift access to the apartment.

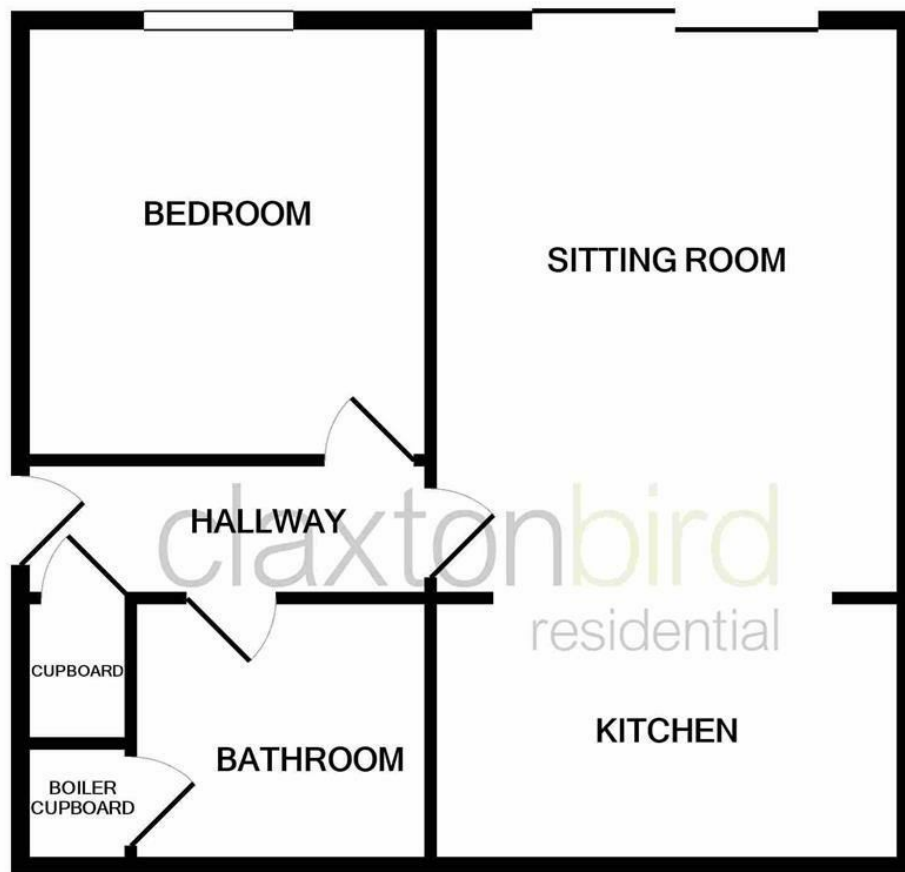
Agents Note

Council Tax Band B

EPC Rating C

The vendor has advised there is approximately 82 years left remaining on the lease. The annual service charge is approximately £2032 including ground rent and buildings insurance.

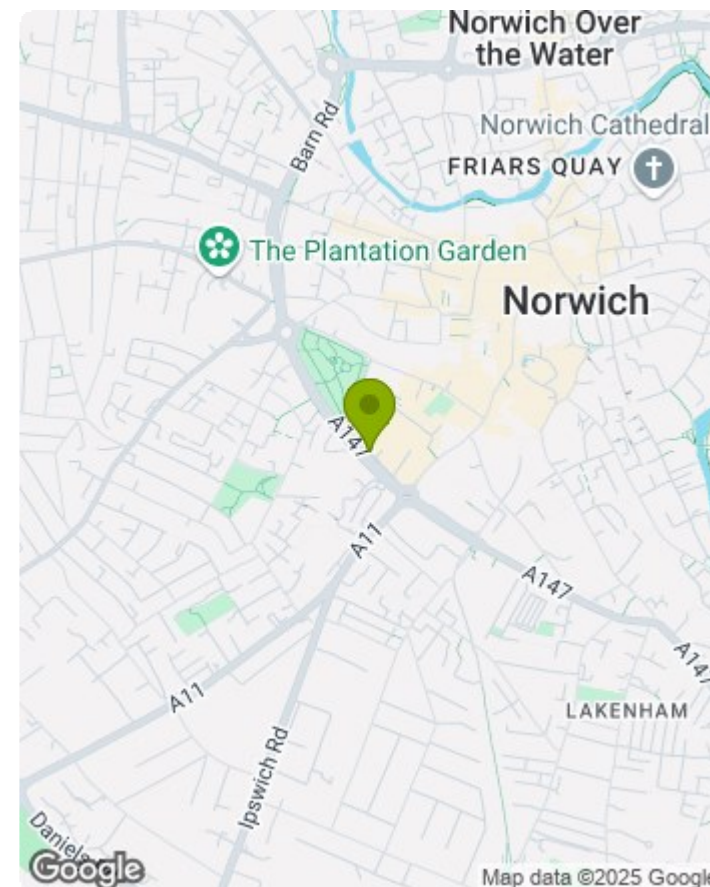




TOTAL APPROX. FLOOR AREA 513 SQ.FT. (47.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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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	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER CLAXTONBIRD LIMITED NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

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