

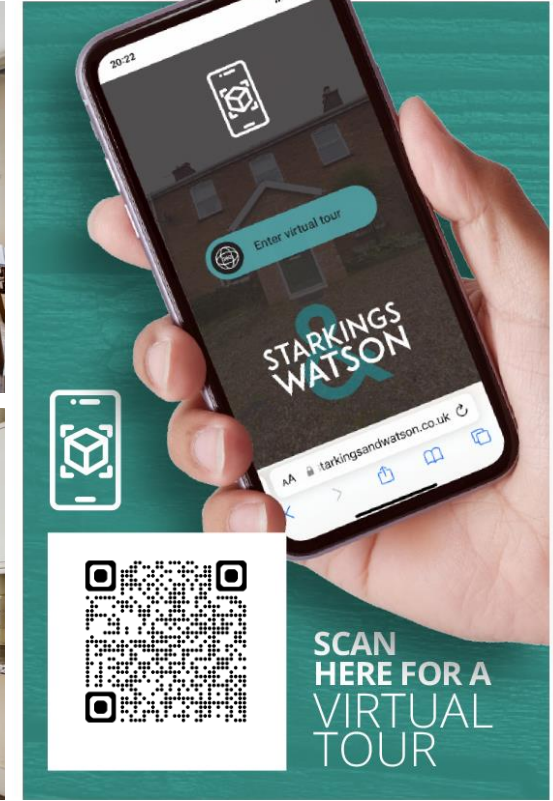
PRINCE OF WALES ROAD

Norwich NR1 1BG

Energy Efficiency Rating : C

To arrange an accompanied viewing please pop in or call us on 01603 336226

PROPERTY
TO LET



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**STARKINGS
WATSON**

- First Floor Apartment
- Secure Entrance
- 16' Sitting Room
- 14' Kitchen/Breakfast
- One Double Bedroom
- Cloakroom from Sitting Room
- En Suite Shower Room
- Central City Location

IN SUMMARY

Located in the CENTRE of NORWICH, this first floor apartment offers a SECURE ENTRANCE, SPACIOUS LAYOUT and AMPLE STORAGE. The accommodation leads straight into the 16' SITTING ROOM and adjacent 14' KITCHEN/BREAKFAST ROOM with a MODERN RANGE of wall and base level units and INTEGRATED COOKING APPLIANCES. A cloakroom leads from the sitting room, with a door also onto the DOUBLE BEDROOM with an EN SUITE SHOWER ROOM.

SETTING THE SCENE

The property offers a secure front door and coded entrance which leads to the internal stairs. Leading straight off the Prince of Wales Road, the property enjoys a central city location.

THE GRAND TOUR

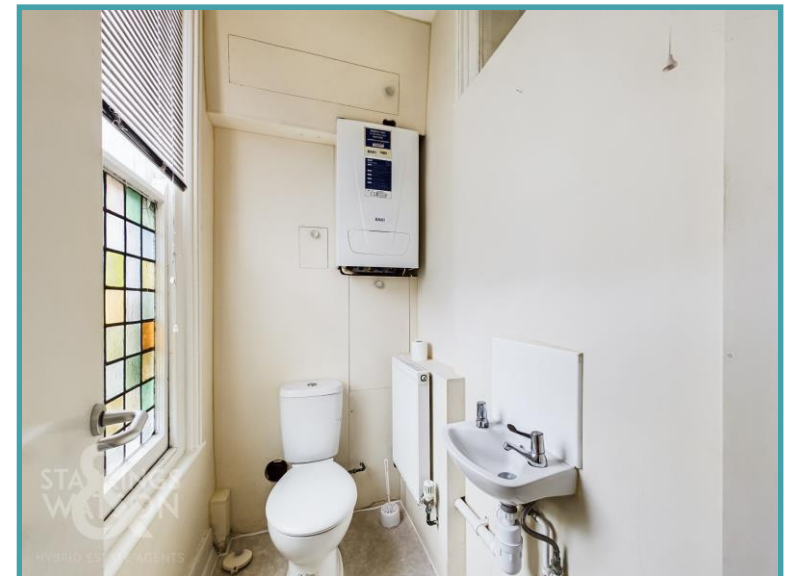
Once inside, you head straight into the kitchen. With a modern range of wall and base level units, there is space for a table and appliances, whilst the electric hob and oven are built-in with a stainless steel splash back and extractor fan. A door leads into the double bedroom, although the rooms can be used as required, with fitted carpet, and an en suite shower room, with tiled splash backs and a hand wash basin. A door leads from the bedroom into the carpeted sitting room, with a window to front and an adjoining cloakroom with a two piece suite and wall mounted gas fired central heating boiler.

THE GREAT OUTDOORS

There is no communal or private garden space included, but there are some fantastic parks spaces in the city.

OUT & ABOUT

Located in the heart of Norwich City Centre within the hustle and bustle, close to the football ground, train station and Riverside complex. A number of pubs, cafes, restaurants, cinema and bars can be found along with a fantastic shopping outlet. Easy access to main road links can be found in particular the A11 and A47.



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FIND US

Postcode : NR1 1BG

What3Words : ///relate.crest.pokers

VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

Price:



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Approximate total area⁽¹⁾
497.04 ft²
46.18 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Floor 1