



Conrad Court, 33 Yarmouth Road - NR7 0EJ



Conrad Court, Norwich

NO CHAIN. Cash buyers only! This FIRST FLOOR FLAT occupies a prime position in Thorpe St. Andrew, just a short walk from a multitude of popular bars and restaurants, train station and Norwich City Centre. A rare find with OFF ROAD PARKING underneath the property, a communal entrance leads you to the flat which is in need of RENOVATION - creating the ideal OPPORTUNITY TO DEVELOP for future investment potential or personal use. With a large DOUBLE BEDROOM complimented by a bright sitting room with PRIVATE BALCONY, the FITTED KITCHEN and BATHROOM sit adjacent.

Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E



- No Chain!
- First Floor Flat
- Cash Buyers Only
- Sought After Location In Thorpe St. Andrew
- Sitting Room with Balcony
- Kitchen & Bathroom
- One Double Bedroom
- Off Road Parking

OUT & ABOUT The sought after Norwich suburb of Thorpe St Andrew offers a wide range of amenities nearby including local shops, public houses, doctors surgeries, supermarkets and schools. Thorpe St Andrew is only a short walk, car journey or bus ride into the City Centre and offers great access to the A47/A11 routes, and the new Postwick Hub.

SETTING THE SCENE

The property can be found set back from Yarmouth Road with two entrances. To get into the building, the entrance required is the one to the left with the off road parking being found in the left hand side of the garage. Heading up through the communal entrance, you will find yourself with the flats on your right hand side.

THE GRAND TOUR

A central hallway grants access to all living accommodation within the property with the three piece family bathroom found to your right hand side, complete with a bath and electric shower mounted above. Sitting next to this room is the generously sized double bedroom, all with carpeted flooring laid underfoot and frosted glass window to the rear of the home. This space is conducive to a choice of layouts for a large double bed and additional storage solutions. The front of the property houses the sitting room with large wall to wall windows overlooking the surrounding settings with a private balcony in front and ample floor space for a choice of soft furnishings with a wall mounted gas heater.





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Finally, the kitchen space is found just off from the sitting room with a range of wall and base mounted storage, leaving room for multiple appliances including a oven and hob, fridge, freezer and washing machine.

FIND US

Postcode : NR7 0EJ

What3Words : ///snow.taken.seats

VIRTUAL TOUR

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

AGENTS NOTE

The property is offered on a leasehold basis with the lease commencing 1983 for 99 years, with a term of 57 years remaining. Annual service charges are in the region of £1,402.17 with an annual ground rent of £60. The property is of steel and concrete construction.

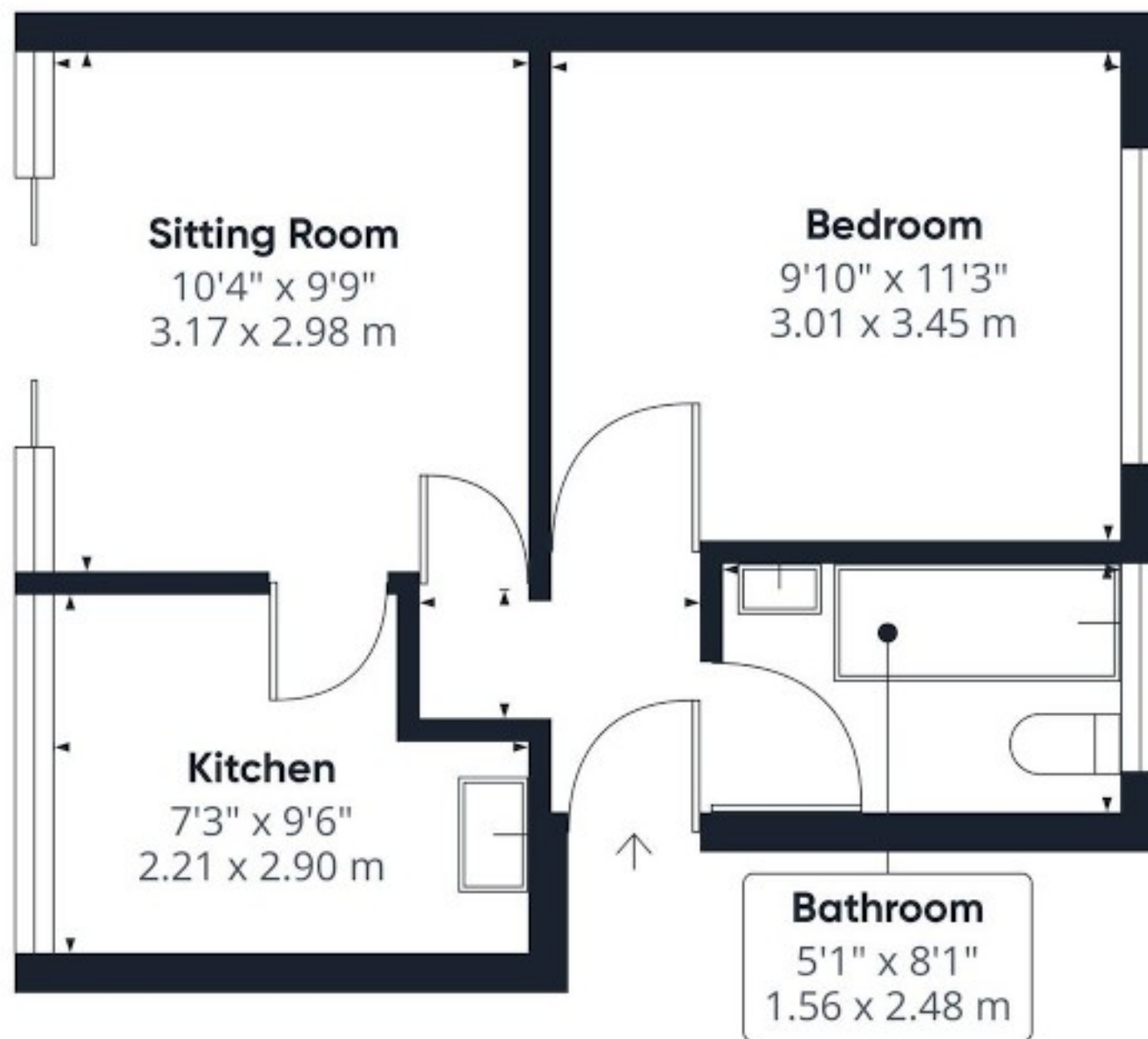




GARDEN

THE GREAT OUTDOORS Just a short walk from the front of the property are a multitude of popular restaurants, bars and pubs while a slightly longer walk will find you in the heart of the city and the mainline railway station.





Approximate total area⁽¹⁾

338.85 ft²

31.48 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.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



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