



Abbey Court Bracondale, Norwich - NR1 2AW



## Abbey Court Bracondale

Norwich

Offered with NO ONWARD CHAIN this GROUND FLOOR FLAT located close to Norwich City Centre offers a GARAGE, long leasehold (remainder of 168 years) COMMUNAL GARDENS and secured access. Ready to move in with scope to modernise, benefiting from a 16' SITTING ROOM, two DOUBLE BEDROOMS, fitted KITCHEN with integral appliances, BATHROOM with three piece suite, spacious ENTRANCE HALL and a well proportioned UTILITY/ Storage space. Council Tax band: B  
Tenure: Leasehold  
EPC Energy Efficiency Rating: D



- No Onward Chain
- Ground Floor Flat
- Long Leasehold (Remainder of 168 Years)
- Only £100 PA Ground Rent / Service Charge
- Garage
- Two Double Bedrooms
- Fitted Kitchen with Integral Appliances
- Walking Distance to Norwich City Centre

Located in the heart of Norwich City Centre to provide an urban retreat, whilst being far enough away from the hustle and bustle, but within convenient walking distance 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.

#### SETTING THE SCENE

Abbey Court is set back from the road accessed from a private drive, giving access to the garage and parking. The property itself can be found on the ground floor from the courtyard gardens. A secure doorway opens to the main entrance.

#### THE GRAND TOUR

Upon entering, you are welcomed into a spacious entrance hall, white walls creating a bright and airy atmosphere, with wood flooring underfoot. At the far end of the hall, to the left, an open storage area beneath the staircase provides a practical space for coats, shoes, or even a bicycle. Opposite, a storage room houses the boiler. Moving further down the hallway to the left, the family bathroom features floor-to-ceiling tiling, a large heated towel rail, and two opening uPVC double-glazed windows.



A three-piece suite, complete with a walk-in shower and glass doors doubling as a splashback, completes this space.

At the end of the hallway lies the kitchen, boasting an integrated oven, hob, and extractor, with space for additional appliances. Light wood-finished floor and wall cabinets offer ample storage, while dark worktops and a tiled splashback provide a tasteful contrast. The adjacent 16-foot living room, overlooking the courtyard, continues the wood flooring and white wall theme, with a feature fireplace serving as the room's focal point. Completing the accommodation are two double bedrooms, both featuring carpeted flooring, uPVC double-glazed windows, and large radiators.

#### FIND US

Postcode : NR1 2AW

What3Words : ///hello.flight.wash

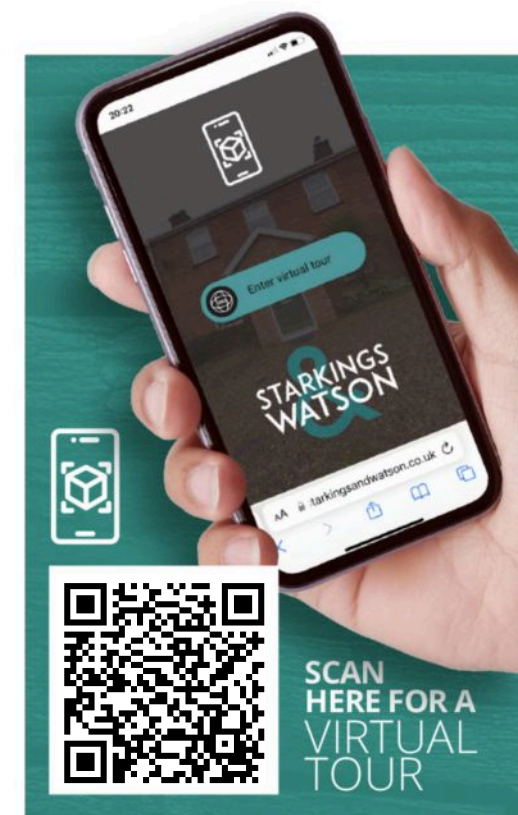
#### VIRTUAL TOUR

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

#### AGENTS NOTES

Leasehold property with 168 years remaining.

The ground rent is £100 pa paid 6 monthly. Service charge last year was £1,600 approx







## THE GREAT OUTDOORS

Abbey Court provides a communal courtyard with patioed walkways and plenty of green space mostly laid to well kept lawns and shrubs. To the rear of the complex is the garage parking.

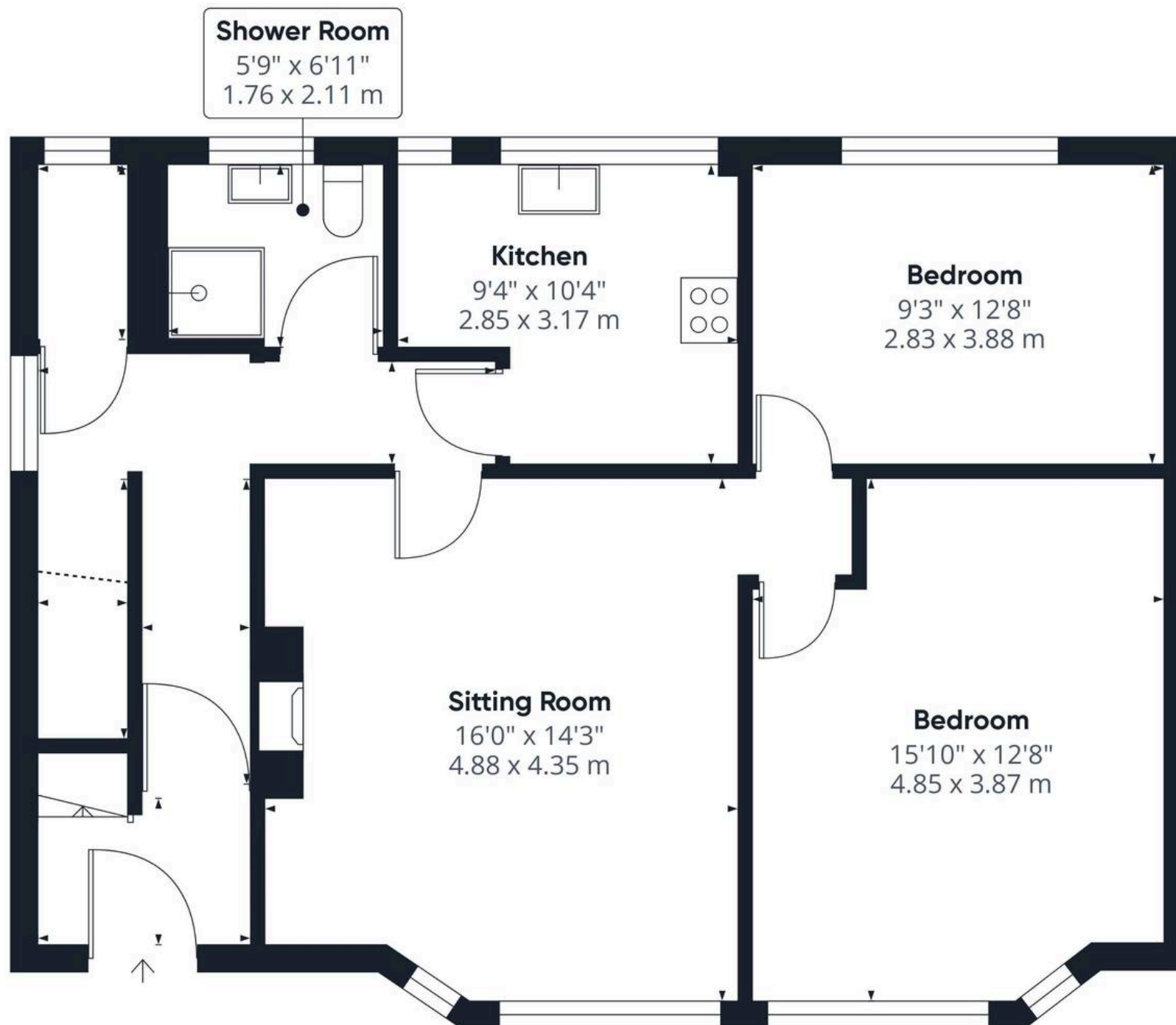
### Garage

Single Garage

### Allocated parking

1 Parking Space





**Approximate total area<sup>(1)</sup>**

812.46 ft<sup>2</sup>

75.48 m<sup>2</sup>

**Reduced headroom**

13.71 ft<sup>2</sup>

1.27 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

**GIRAFFE360**



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