



Bodmin Court Plumstead Road East, Norwich - NR7 9NJ



Bodmin Court Plumstead Road East,
Norwich

Located in the popular suburb of THORPE ST ANDREW, this GROUND FLOOR FLAT is TURN-KEY, making a perfect FIRST-TIME BUY or INVESTMENT. Benefitting from OFF-ROAD PARKING, with SECURE ACCESS and a LONG LEASEHOLD with 103 years remaining. Presented in FANTASTIC CONDITION with GAS-FIRED CENTRAL HEATING and comprising a HALLWAY ENTRANCE opening to the 15' SITTING/ DINING ROOM and further KITCHEN with integrated appliances. Also from the hallway, TWO BEDROOMS can be found, serviced by a FAMILY BATHROOM with shower over bath.

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: C

- Ideal First Time Buy or Investment
- Desirable Thorpe St Andrew Location
- Ground Floor Flat
- Hall Entrance with Storage
- Fitted Kitchen with Integrated Cooking Appliances
- 15' Sitting/Dining Room
- Two Bedrooms
- Off-Road Parking



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 is approached from the secure gated access door at the front opening to a communal hallway where the main entrance can be found to the right.

THE GRAND TOUR

Stepping inside, the hallway entrance benefits from wood effect flooring underfoot with a generous integral storage cupboard to the right and wall mount radiator to the left. Plenty of space can be found for outdoor wear and storage furniture. The end of the hallway opens to the 15' Sitting and dining room, with carpeted flooring underfoot and plenty of space for a formal dining table, this room enjoys plenty of natural light from large uPVC windows overlooking the communal green space.



The adjacent kitchen is open to the sitting room making this a great social space. The kitchen itself offers an L-shaped array of wall and floor base storage units with laminate tiled flooring underfoot for ease of cleaning, additionally, the oven, hob and extractor are integrated with under-counter space for further white goods. Two bedrooms can be found from the hallway, both overlooking the green space and benefitting from fitted carpets, uPVC double glazing and radiators. Opposite the bedrooms, the family bathroom, with laminate tiled flooring includes a three piece suite with shower over bath and glass splashback.

FIND US

Postcode : NR7 9NJ

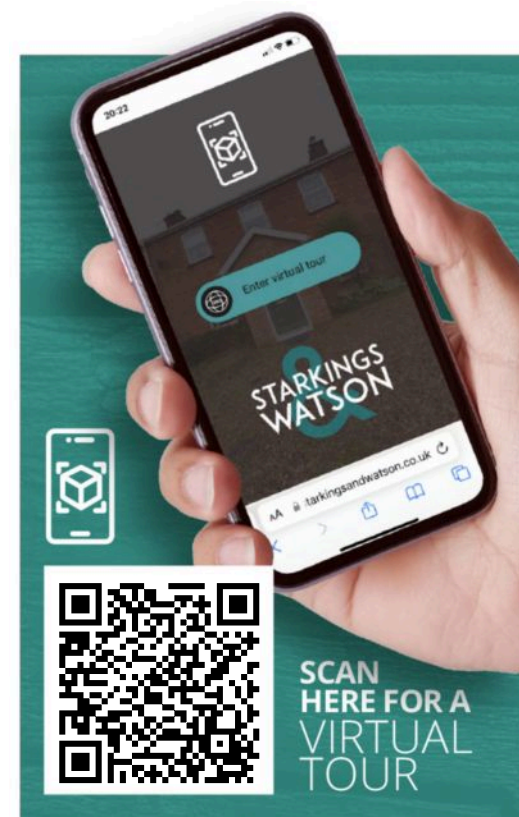
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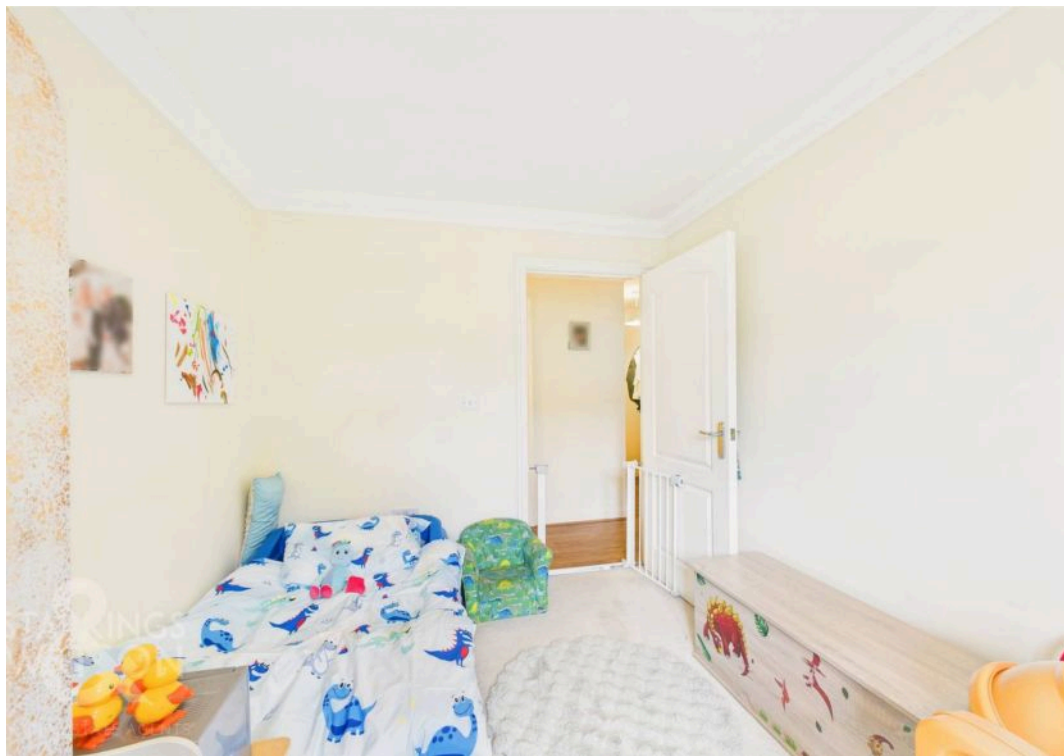
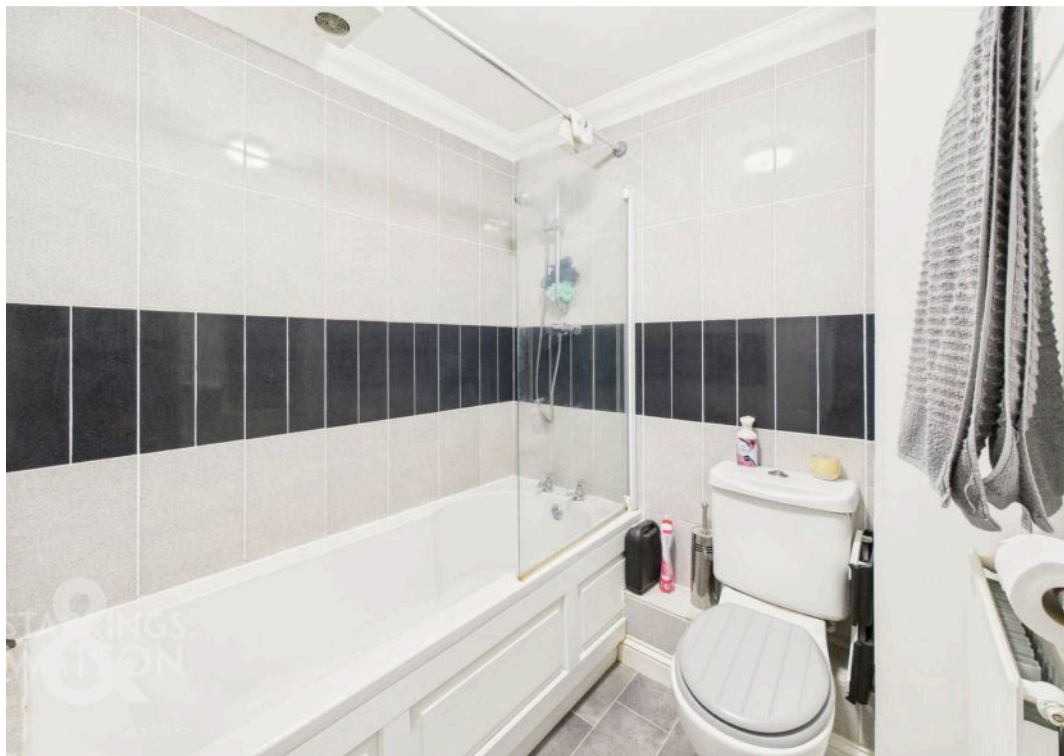
VIRTUAL TOUR

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

AGENTS NOTES

We are advised the property is offered leasehold with the remainder of a 103 years. Service charges are in the region of £1,769.13 PA.

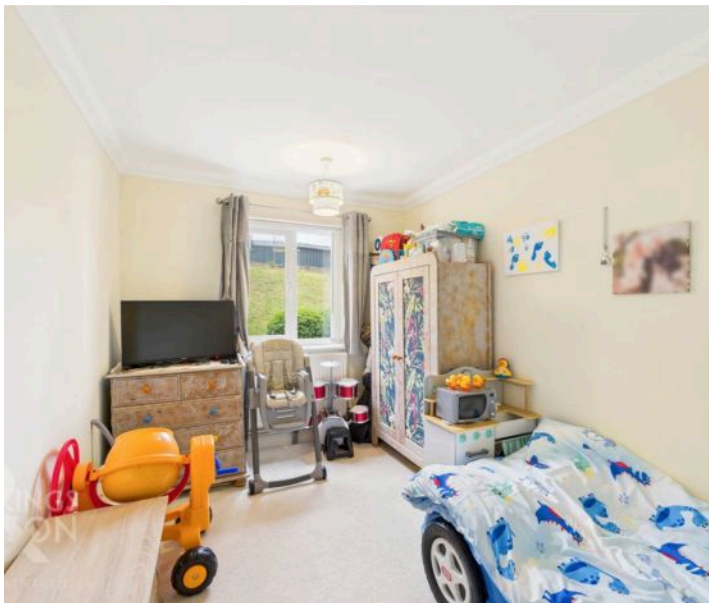


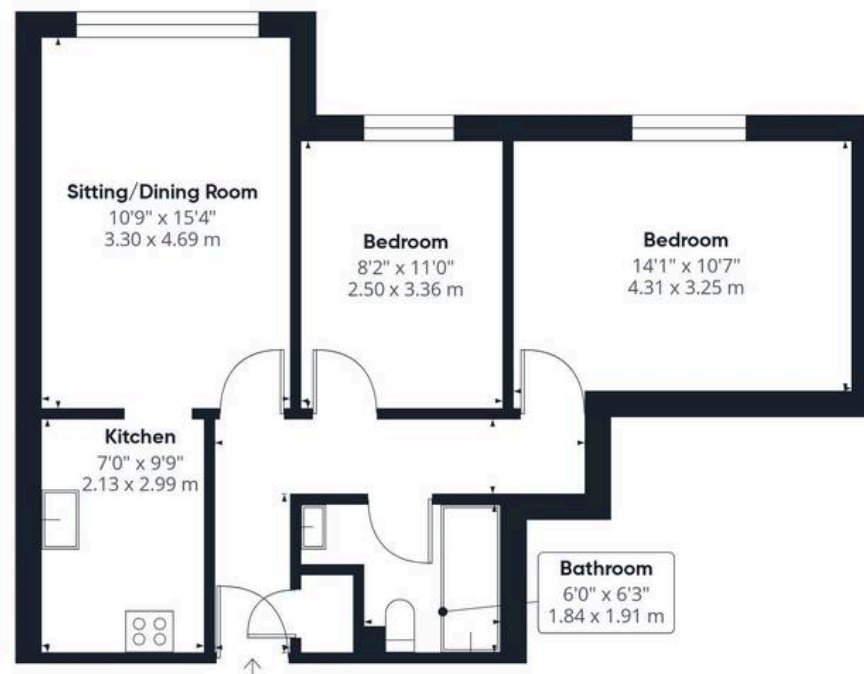




THE GREAT OUTDOORS

The development is surrounded by ample off-road parking with a lawned green space to the rear of the property bisected with a flagstone patio pathway.





Approximate total area⁽¹⁾

645 ft²

59.9 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 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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