



Lefroy Road, Norwich - NR3 2NX





## Lefroy Road

Norwich

This charming THIRD-FLOOR FLAT presents an outstanding opportunity to acquire a desirable property in a SOUGHT-AFTER LOCATION. Boasting a LONG LEASEHOLD LENGTH with 103 years remaining, additionally offering a PRIVATE BALCONY, perfect for enjoying the fresh air and surrounding green space. Outside, a useful STORAGE SHED can be found, perfect for bicycles. Situated in the POPULAR NR3 AREA, residents will find themselves within WALKING DISTANCE to LOCAL AMENITIES and a BUS STOP, providing easy access to the wider community. Inside, the flat comprises a HALLWAY ENTRANCE with fitted KITCHEN and DINING ROOM straight ahead. To the left, the 16' SITTING ROOM opens to the PRIVATE BALCONY and the inner hall, allowing access to the TWO DOUBLE BEDROOMS, both with integral storage and the FAMILY BATHROOM.

Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: D



- Third Floor Flat
- Long Leasehold Length, 103 Years Remaining
- Private Balcony
- Outside Storage Shed
- 16' Sitting & Dining Room
- Three Piece Family Bathroom With Shower Over Bath
- Two Double Bedrooms
- Walking Distance to Local Amenities & Bus Stop

Within 15 minute walking distance to the City Centre, this North City location is popular for those working in the centre, or seeking an ideal Buy to Let. With bus routes and a wealth of local amenities can be found on the door step including local schooling, shops, pubs and doctors surgery. Of course the City itself offers a vast array of shops and services, with rail links from the Train Station.

#### SETTING THE SCENE

The complex is set back from the road, surrounded by green space where the storage shed can be found. The secure gated entrance leads to the stairway up to the third floor where the main entrance can be found.



## THE GRAND TOUR

Stepping inside, the hallway entrance offers wood laminate flooring underfoot and storage space for coats and shoes, straight ahead the kitchen offers a range of wall and base storage cupboards in addition to integral oven, hob and extractor with undercounter space for white goods. Tiled flooring can be found underfoot for ease of maintenance and ample space is also available for formal dining. Back to the hallway and to the left, the 16' sitting room benefits from continued wood laminate flooring and enjoys plenty of natural light from large uPVC windows. Also from the sitting room, a doorway opens to the inner hallway where useful integral storage can be found in addition to fitted carpets underfoot. Further, two double bedrooms can be found at either side of the hall, both benefitting from fitted carpets and generous integral storage, with the main bedroom offering a door out to the balcony. Completing the accommodation, the family bathroom offers a three piece suite with shower over bath.

## FIND US

Postcode : NR3 2NX

What3Words : ///trio.dose.debate

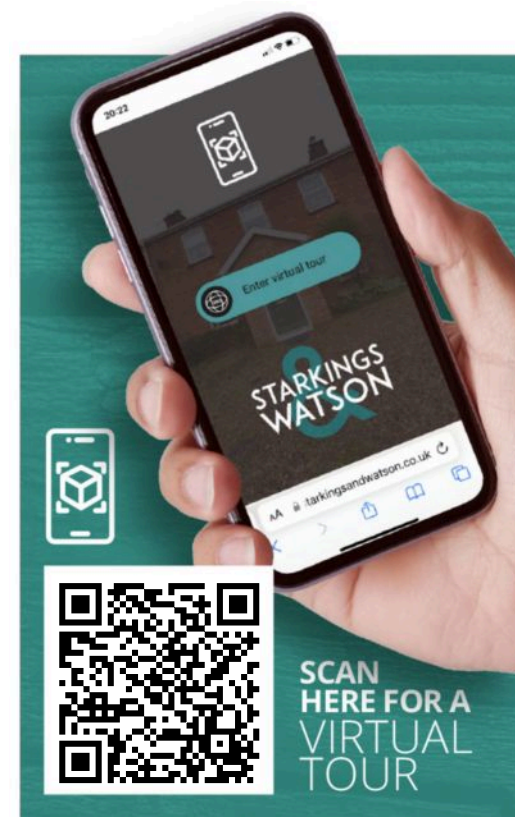
## VIRTUAL TOUR

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

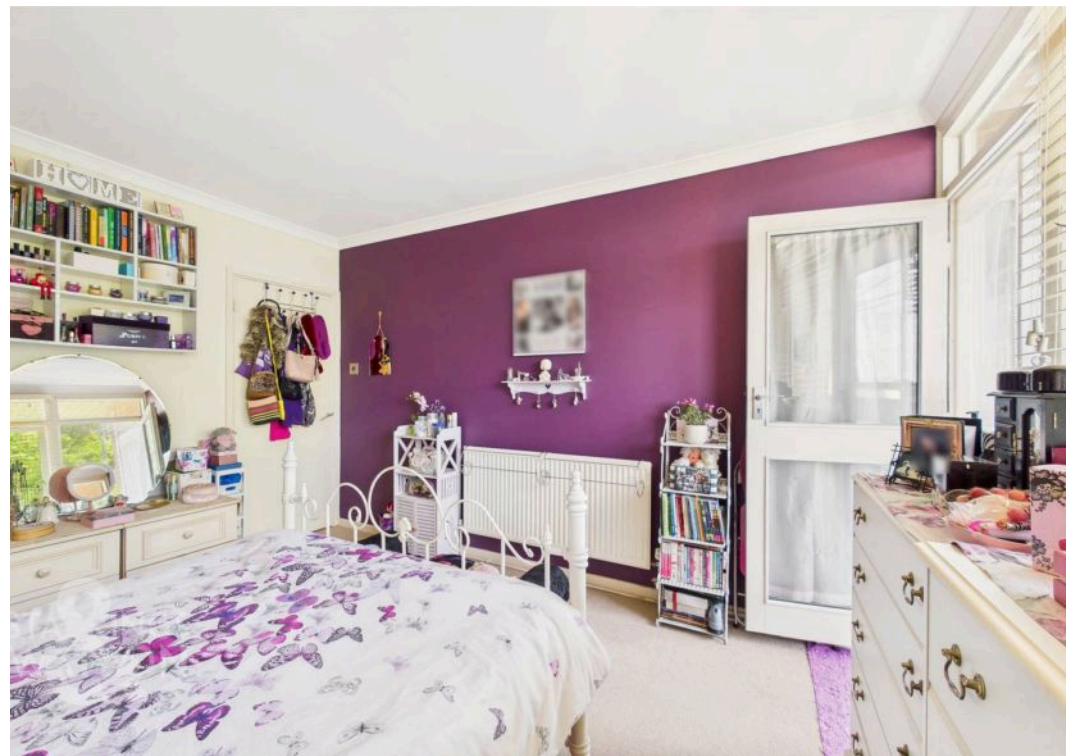
## AGENTS NOTES

This property is offered on a leasehold basis with 103 years remaining.

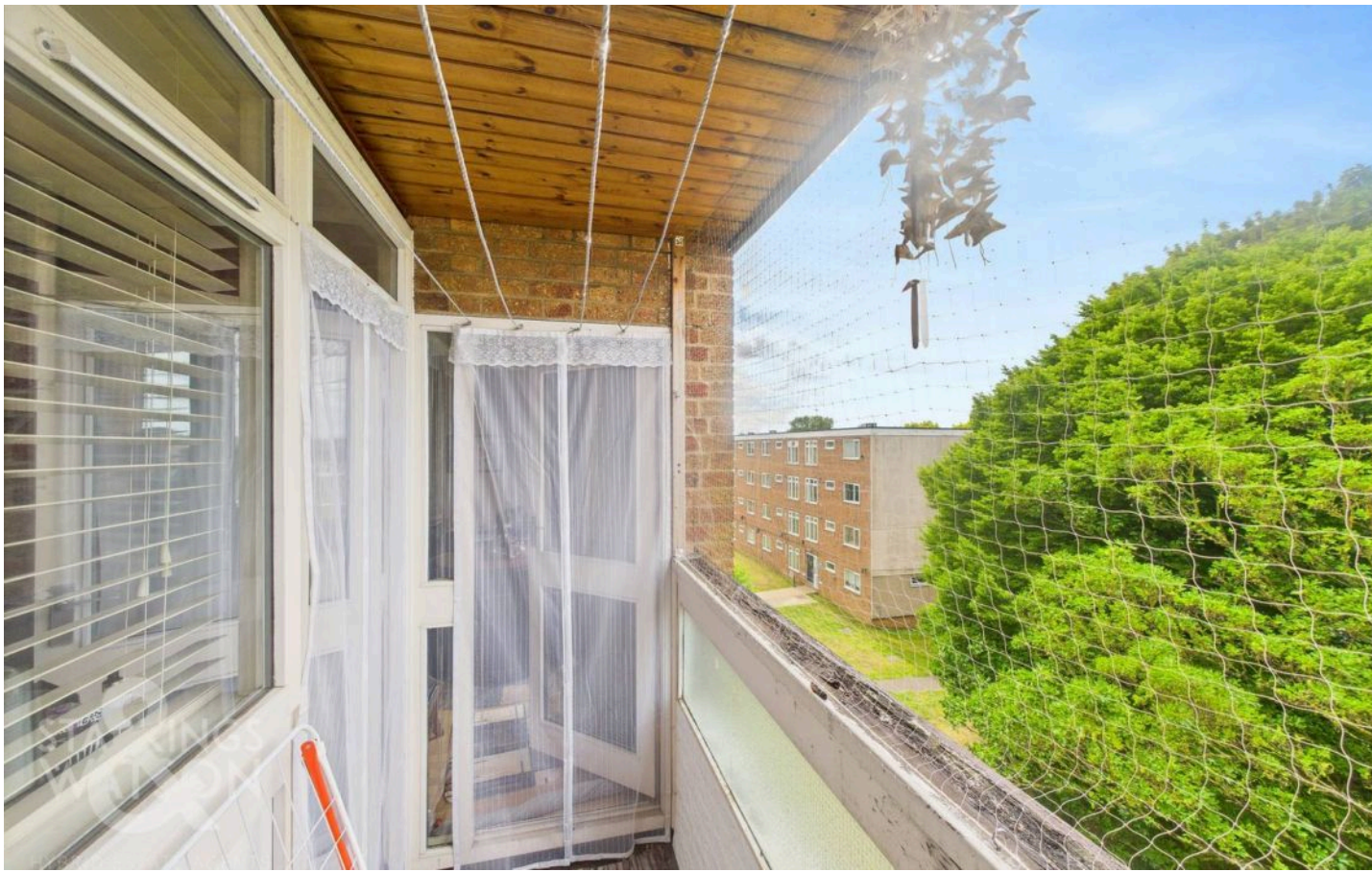
Service charges for this property are £176 PA with a £10 PA ground rent.







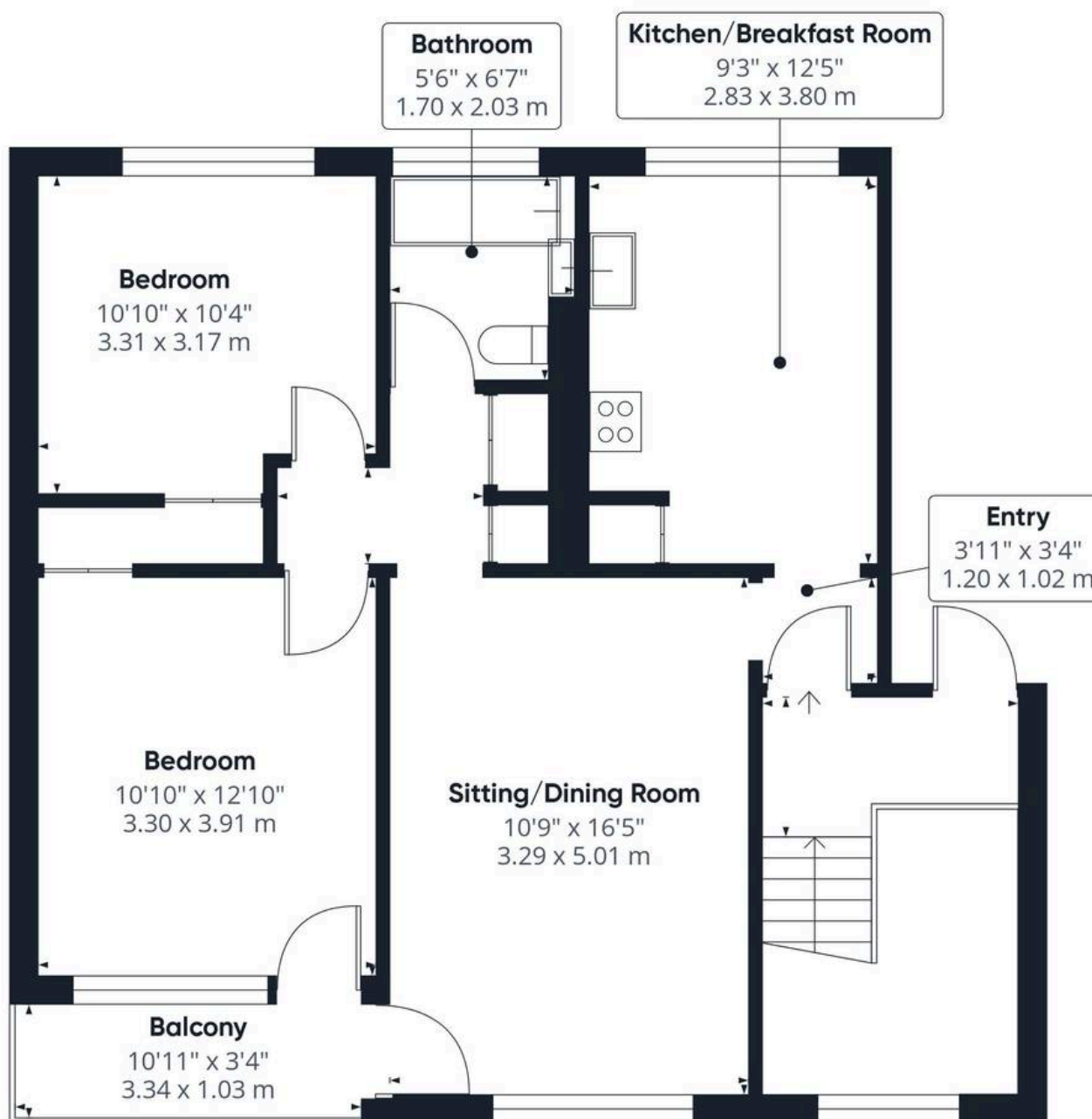




## THE GREAT OUTDOORS

To the end of the room, a further door leads to the private balcony, large enough for outside seating to enjoy the elevated view and surrounding green space. Stepping outside, the development is surrounded by green space with a row of storage sheds to the rear perfect for bicycles. Ample on street parking can be found in the vicinity with amenities and a bus stop withing walking distance.





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

682 ft<sup>2</sup>

63.4 m<sup>2</sup>

**Balconies and terraces**

37 ft<sup>2</sup>

3.4 m<sup>2</sup>

(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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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.