



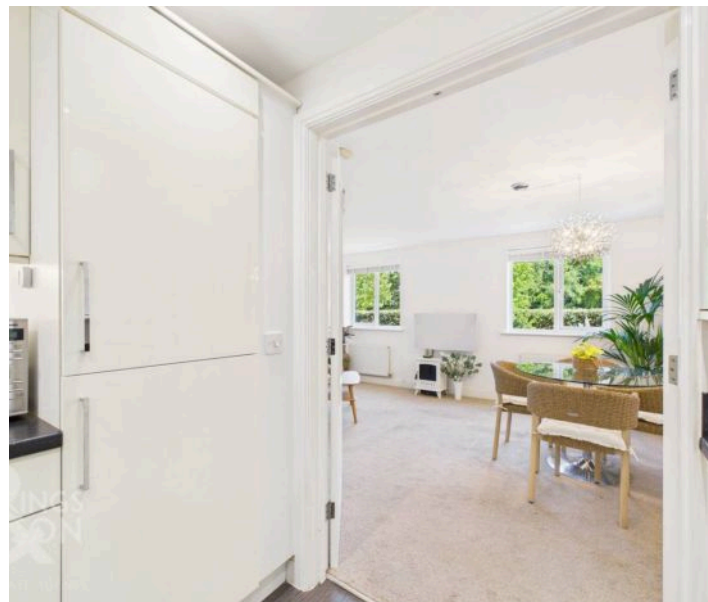
Turnberry, Norwich - NR4 6PX



Turnberry

Norwich

With a SECURE GATED ACCESS, this immaculate GROUND FLOOR APARTMENT boasts a perfect blend of comfort and convenience, an IDEAL DOWNSIZE or FIRST TIME BUY. OVERLOOKING OPEN GREEN SPACE, the property offers a the HALLWAY ENTRANCE leads to all the living accommodation with a three piece FAMILY BATHROOM to the left. TWO BEDROOMS can be found to the right with the MAIN BEDROOM offering an ENSUITE shower room. To the end of the hallway, the 17' SITTING and DINING ROOM flows to the KITCHEN offering integrated appliances.



Council Tax band: C

Tenure: Leasehold

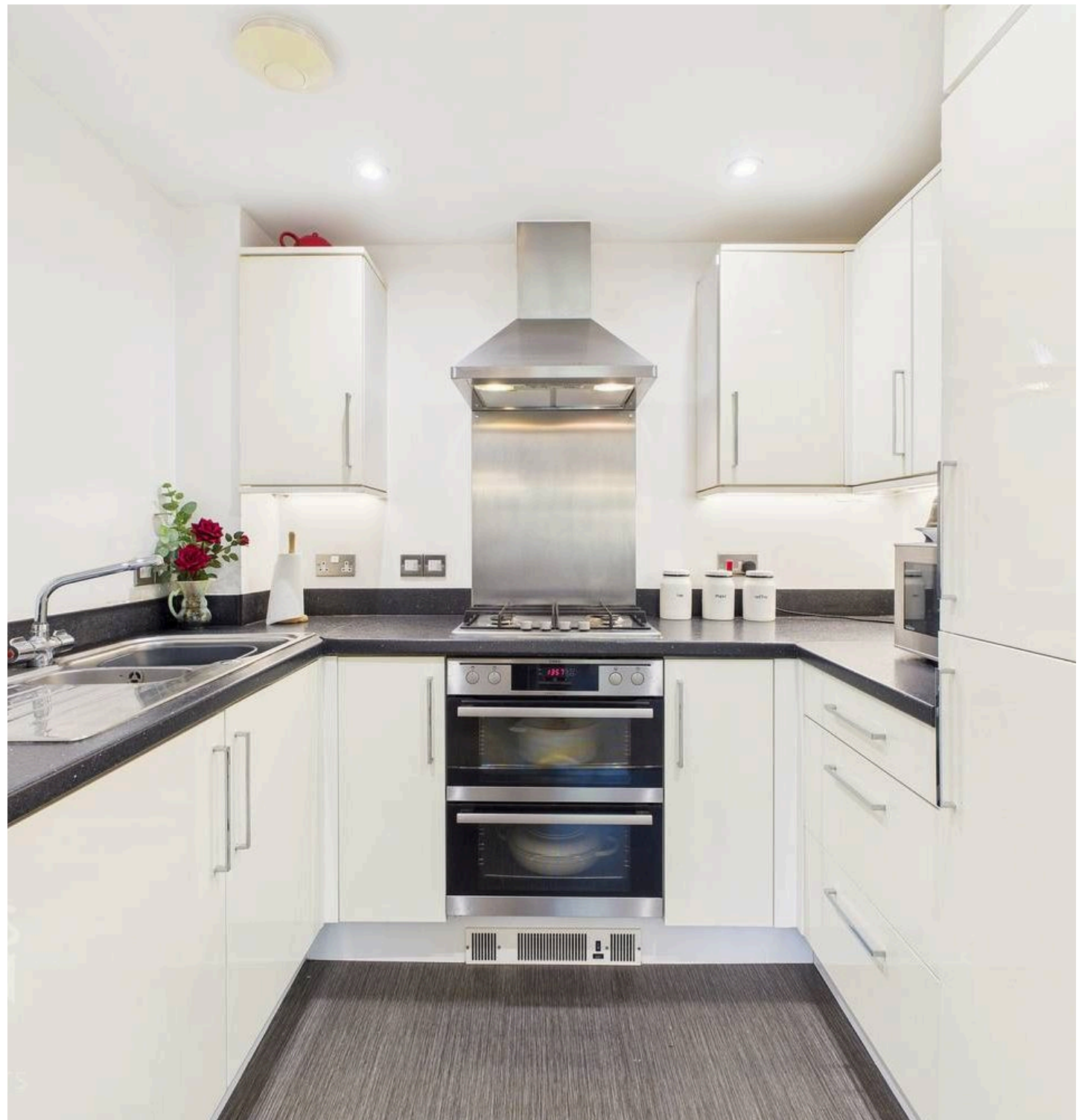
EPC Energy Efficiency Rating: C

- Ground Floor Apartment
- Perfect First Time Buy or Investment
- 17' Open Plan Sitting & Dining Room
- Main Bedroom With Ensuite
- Two Bedrooms
- Secure Gated Access
- Allocated Car Port Parking
- Overlooking Green Space & Communal Gardens

Cringleford is within four miles of the centre of Norwich, the cathedral city and regional centre of East Anglia. The city boasts a lively nightlife as well as good shopping, cultural and social activities and a historic centre. From Norwich there is a mainline rail service to London Liverpool Street with a fastest journey time of one hour and forty minutes. Excellent state, faith and independent schools for all age groups, local shopping facilities, a Waitrose supermarket, the University of East Anglia, the Norfolk and Norwich University Hospital, parks and public houses are all within easy reach.

SETTING THE SCENE

Set back from the road, a metal latch and brace gate leads to a flagstone pathway to the secure gated entrance, leading to an internal communal hallway in which the main entrance can be found to the right.



THE GRAND TOUR

Stepping inside, you are greeted to the welcoming entrance hall, two generous integral storage cupboards provide plenty of space for outdoor wear. Opposite, the family bathroom boasts a three piece suite including a bath and a large heated towel rail. Further, two bedrooms can be found to the right, the main bedroom enjoys a front facing aspect from uPVC double glazed windows. To the corner of the space, a large integral wardrobe can be found, with an ensuite shower room adjacent, also offering a three piece suite with a glass enclosed shower cubicle and heated towel rail. The second bedroom includes carpeted flooring underfoot, uPVC double glazed windows and a radiator. To the end of the hallway, the open plan sitting and dining room overlooks green space, with further fitted carpets and radiators, the space is light and bright. Plenty of space is available for formal dining and seating. Double French doors open to the Kitchen, offering a range of wall and base storage cupboards in a u-shaped configuration, benefitting from integral fridge, freezer, oven, four gas burner hob and extractor.

FIND US

Postcode : NR4 6PX

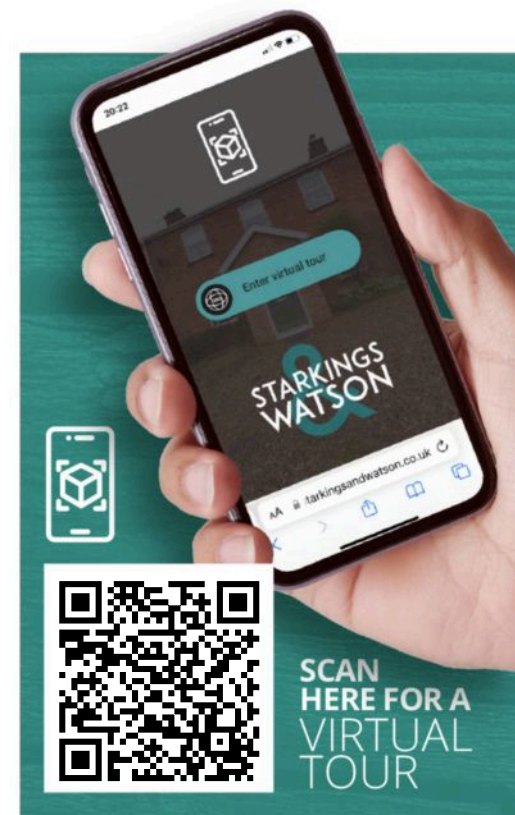
What3Words : ///lame.dock.improving

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 112 years remaining, a service charge in the region of £1,900 per annum is paid on a monthly basis and a ground rent of £350 paid annually.



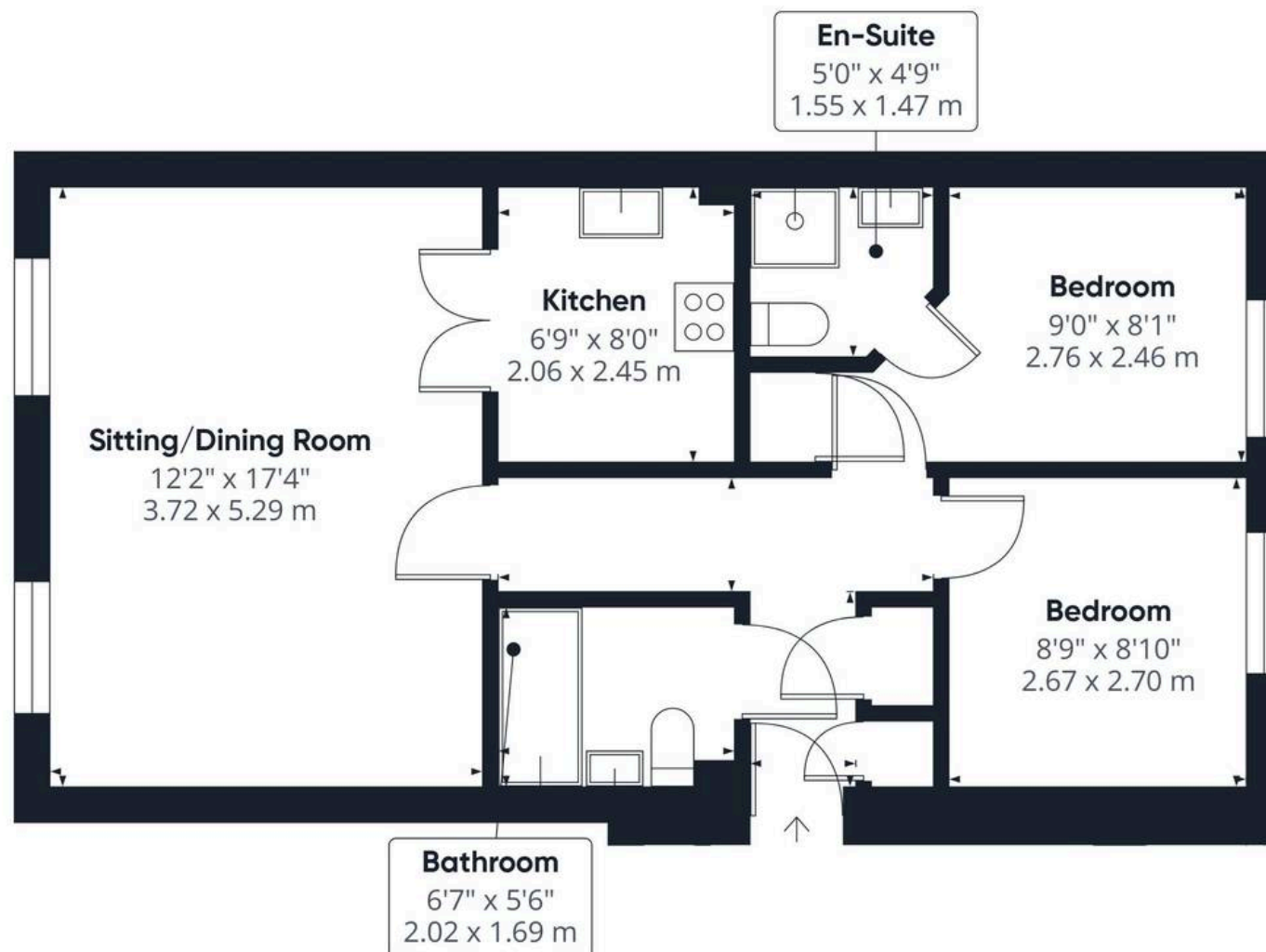




THE GREAT OUTDOORS

To the front of the property is a communal garden predominantly laid to lawn with a variety of shrubs and two benches to enjoy the warm weather. Pathways lead out to the street and another leading to the parking where an allocated space can be found under a carport.





Approximate total area⁽¹⁾

574 ft²

53.3 m²

Reduced headroom

5 ft²

0.5 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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.