



Thomas Wyatt Close, Norwich - NR2 2TN



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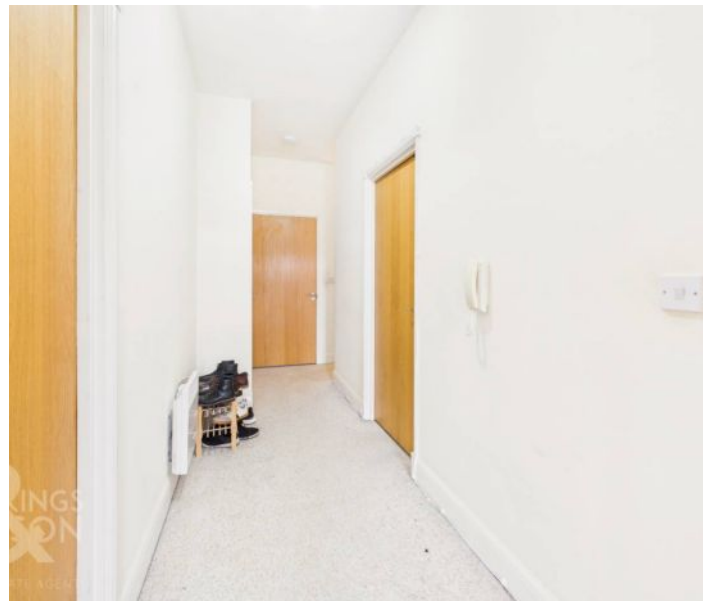
Norwich

NO CHAIN. This SECOND FLOOR APARTMENT offers modern living in a secure setting with a GATED ENTRY and INTERCOM SYSTEM for added peace of mind. Internally comprising a HALLWAY ENTRANCE with plentiful INTEGRATED STORAGE and a three piece FAMILY BATHROOM with shower over. Doors open to TWO DOUBLE BEDROOMS, with the MAIN BEDROOM boasting further integrated storage and an EN SUITE SHOWER ROOM. A highlight of the property is the 15' DUAL ASPECT KITCHEN/SITTING ROOM, providing a spacious and bright area for every-day living and FRENCH DOORS opening to the BALCONY. Externally, SECURE GATED ALLOCATED PARKING adds convenience for residents. Surrounding the property are well-maintained COMMUNAL GARDENS, including a pond. The property is just a short walk from the CITY CENTRE with its wealth of amenities.

Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: E



- No Chain!
- Second Floor Apartment
- Secure Gated Entry with Intercom System
- 15' Dual Aspect Kitchen/ Sitting Room
- Two Double Bedrooms
- Main Bedroom with Ensuite Shower Room
- Secure Gated Allocated Parking
- Well Maintained Surrounding Communal Gardens

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 main shopping district, city college, train station and Riverside complex. A number of pubs, cafes, restaurants, cinema and bars can be found along with fantastic shopping outlets. Easy access to main road links can be found, in particular the A11 and A47.

SETTING THE SCENE

Stairs lead up to the grand main entrance, where secure gated entry opens to the communal space with a stairway and lift access leading up to the second floor where the main entrance can be found.



THE GRAND TOUR

Stepping inside, a spacious entrance hall offers doors opening to all the accommodation, and includes two integrated storage cupboards for outdoor wear. To the immediate right, the door opens to the three piece family bathroom, including a shower over the bath with a glass splashback and a wall mounted heated towel rail. Moving through the hall, the second door to the right opens to the first double bedroom, benefitting from fitted carpeted flooring and a large sash window with an electric storage heater. On the other side of the hall, the main bedroom also including fitted carpeted flooring, with a deceptively large integral storage cupboard and door to the corner of the room leading to the three piece shower room ensuite. Offering an inset glass door shower cubicle with a primarily tiled splashback. At the end of the hallway double doors open to the open plan sitting room and kitchen, enjoying a dual aspect with further large windows and French doors opening to the balcony. The sitting room itself includes fitted carpeted flooring, power and television points to the corner and an electric storage heater, this versatile space allowing for a range of soft furnishing layouts. Moving to the kitchen, including vinyl flooring underfoot for ease of maintenance. The kitchen itself offers a range of wall and base storage cupboards with a suite of integrated appliances including an oven, inset glass electric hob, extractor above, dishwasher, fridge and freezer with undercounter space available for a washing machine.

FIND US

Postcode : NR2 2TN

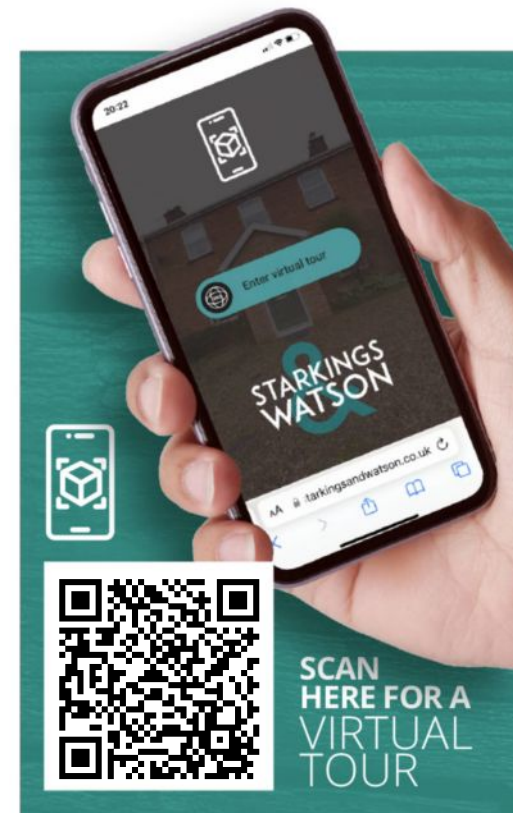
What3Words : [///sides.final.views](https://www.what3words.com/sides.final.views)

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. The property includes a ground rent paid annually of £124, with a service charge of £3,102.



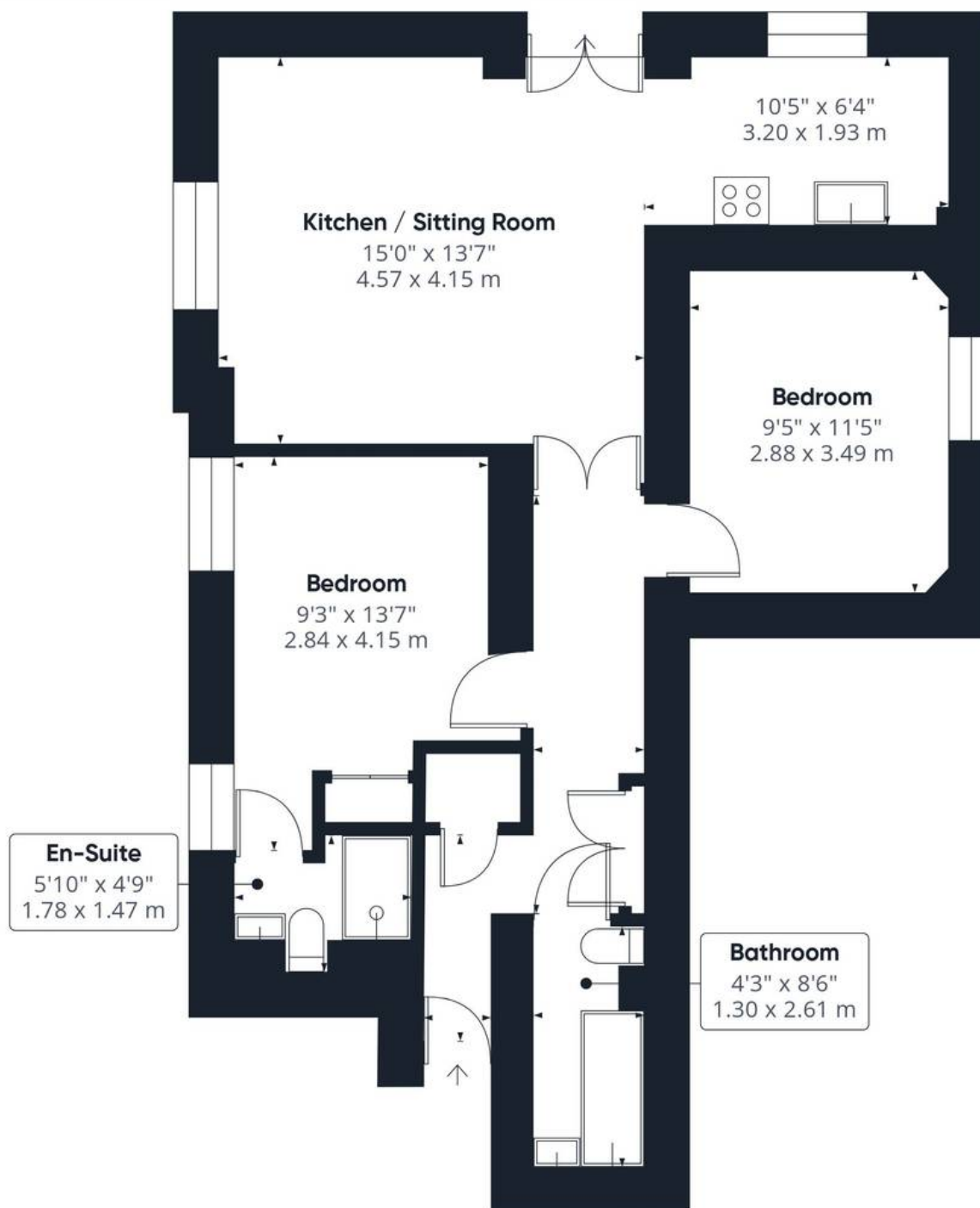




THE GREAT OUTDOORS

Plentiful communal gardens surround the development offering a range of walkways, mature shrubs and trees and well maintained laid lawns.





Approximate total area⁽¹⁾

669 ft²

62.1 m²

(1) Excluding balconies and terraces

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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