



Old Palace Road, Norwich - NR2 4JA



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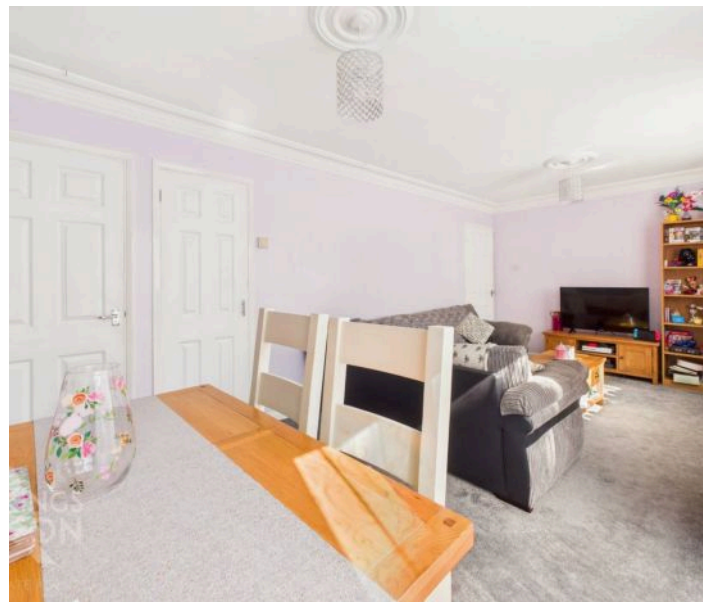
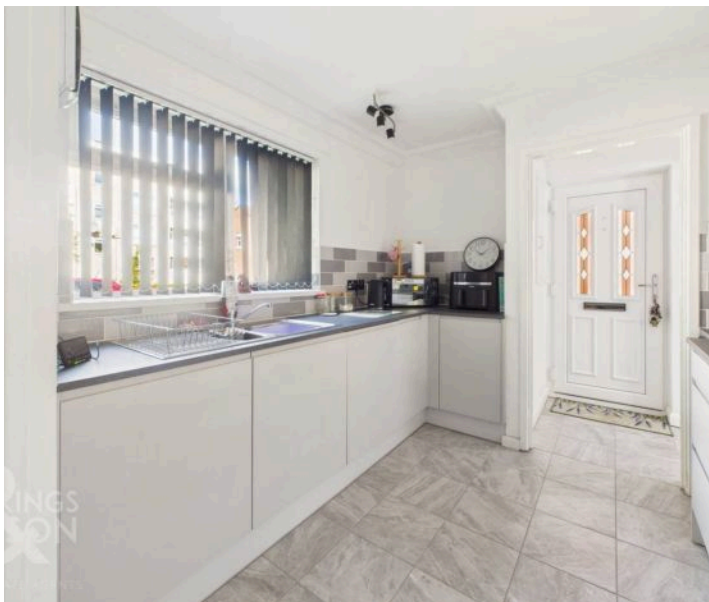
Norwich

This GROUND FLOOR FLAT sits just a few moments walk away from the vibrant centre of Norwich city with all local amenities being within a short distance as well as local public transport links. The property benefits from a recent FULL REDECORATION including new tiles across the kitchen and the floors with refreshed carpets creating a welcoming and inviting living space throughout. The kitchen offers a wide mixtures of storage with INTEGRATED APPLIANCES while an 18' SITTING/DINING ROOM backs onto communal green space giving an inviting outlook and ample natural light pouring through the sliding doors. In total, TWO BEDROOMS, both of which boast BUILT-IN STORAGE, have use of the UPDATED SHOWER ROOM.

Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: C



- Ground Floor Apartment
- Updated Gas Central Heating In 2024
- Upgraded Tiling, Flooring & Carpets With Fresh Redecoration
- 18' Sitting/Dining Room
- Two Bedrooms With Built-In Storage
- Upgraded Shower Room
- Communal Gardens With External Brick Storage
- Short Walk To All Local Amenities & City Centre

Located in the sought after postcode of NR2 and 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

The property can be found set back from the street with a large lawn frontage separating the property from the public footpath where initially an external brick store creates ideal further storage space towards the front of the home. Access to utility cupboards can be found both outside and inside the home.



THE GRAND TOUR

Once inside, newly tiled flooring initially greet you in the central lobby with this extending out into the kitchen where updated tiling also adorns the walls. A mixture of wall and base mounted storage units give way to integrated appliances which include a washing machine, dishwasher, fridge, freezer, oven and hob with extraction above. Two well proportioned storage cupboards can be found towards the very rear of the kitchen giving further storage space. The main living area comes in the form of an 18' sitting/dining room with a large uPVC double glazed window paired with near floor to ceiling sliding doors backing onto the communal green space with newly laid carpet and fresh décor creating a bright and inviting living area within the space. The flooring leaves more than enough room for both a sitting room and formal dining room suite with a choice of potential layouts to be had with a further storage cupboard to the rear of the room. A secondary lobby can be found just off from the sitting room which gives way to both of the bedrooms with the smaller coming directly ahead being large enough to accommodate a double bed. The space both uPVC double glazed windows to the front of the home with a built in storage wardrobe whilst the larger bedroom sits towards the rear of the property more than big enough to accommodate a double bed with near wall to wall built in storage spaces. Both of the bedrooms are served by an updated shower room where the space is tiled completely from floor to ceiling with an updated shower tray, glass screens and toilet whilst a tall heated towel rail adorns the adjacent wall.

FIND US

Postcode : NR2 4JA

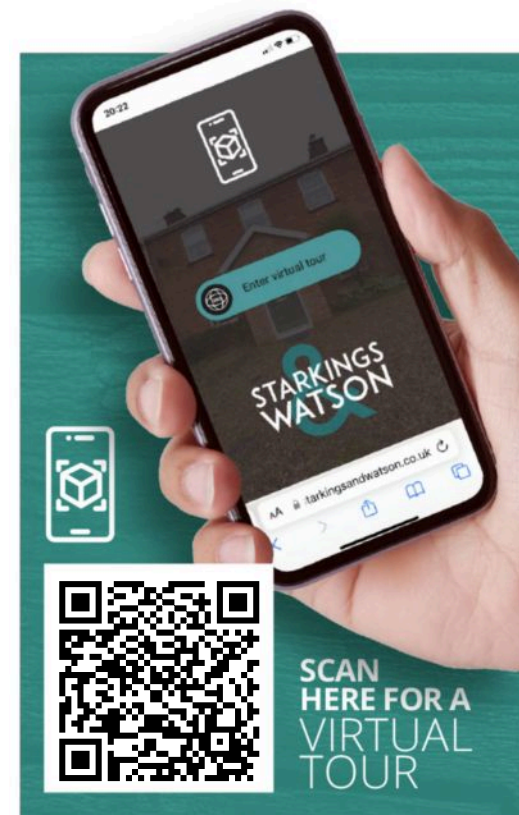
What3Words : ///loses.hatch.stable

VIRTUAL TOUR

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

AGENTS NOTES

The property is offered on a leasehold basis whereby a 125 year lease was put in place in 1988 - leaving 88 years remaining. The service charge is £382.86 P/A with the ground rent being £10 P/A.







THE GREAT OUTDOORS

The property offers an enclosed communal green space only available for occupants to enjoy.





Approximate total area⁽¹⁾

614 ft²

56.9 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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