



Webdell Court, Norwich - NR1 2NB



Webdell Court

Norwich

NO CHAIN. Situated just a few moments walk from Norwich city centre and its mainline train station, this FIRST FLOOR FLAT offers a versatile living space measuring nearly 600 Sq. Ft in total (stms). The main living space comes in the form of a 19' SITTING ROOM laid with engineered wood flooring, this room is well-lit with two uPVC DOUBLE GLAZED WINDOWS to the front and fitted kitchen sat behind with ample BUILT-IN STORAGE. The main bathroom suite has been altered in 2023 to offer a walk-in shower room with TWO BEDROOMS located just off to the side of this both of which boast BUILT-IN STORAGE spaces. Externally, there is off street residents only parking with public transport links being only a few moments walk away and small outside storage spaces available.

Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: C



- First Floor Flat
- No Chain
- 19' Sitting Room With Solid Oak Flooring
- Updated Wet Room Shower Room In 2023
- Two Bedrooms
- Off Street Parking
- Manageable Yearly Charges
- Short Walk To All Amenities, Public Transport Links & City Centre

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

SETTING THE SCENE

Turning off from the main street you will find yourself in the communal residence only parking area with large lawn frontage separating the building from this space. Steps take you up towards the main entrance door with stairs leading directly up to the home. A handy utilities and storage cupboard comes directly to the left hand side of the front door with access also coming to the space from inside the home.



THE GRAND TOUR

Once inside, a smaller entrance lobby splits to allow access into all of the main living accommodation with the kitchen sat directly ahead featuring a mixture of wall and base mounted storage units plus the addition of two sizable near floor to ceiling built in cupboards, this room is incredibly well lit courtesy of uPVC double glazed windows towards the rear of the home and a wall mounted radiator towards the corner of the kitchen. There is more than enough room here for freestanding appliances with plumbing for a dishwasher and washing machine, space for an oven and hob and tall fridge/freezer. The main living space comes towards the very front of the property in the form of a 19' sitting and dining room. The space is laid with all solid oak flooring and features two large uPVC double glaze windows allowing natural light to flood the room. The flooring is more than large enough to accommodate both a sitting room and dining room suite if desired whilst a handy storage cupboard can be found towards the rear of the room. A second lobby can be found towards the rear of this room also allowing access into both of the bedrooms as well as the updated bathroom suite featuring all non slip flooring and a fully tiled surround. This room also features a low level radiator and large frosted glass window. The smaller of the bedrooms comes directly ahead in this hallway again with a continuation of the same hard wearing flooring. This room could accommodate a double bed with large uPVC double glazed window and handy built in storage cupboard with the larger of the bedrooms sitting just to the right of this with more than enough floor space for a large double bed featuring near wall to wall built in wardrobes for further storage needs.

FIND US

Postcode : NR1 2NB

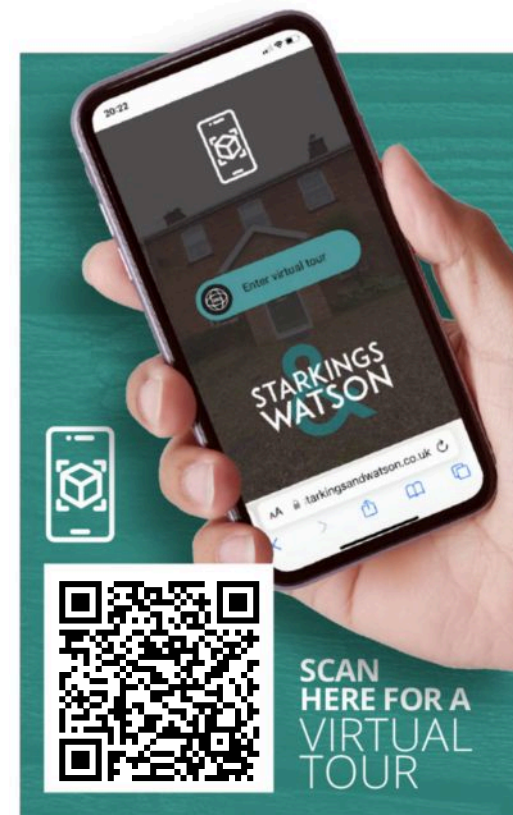
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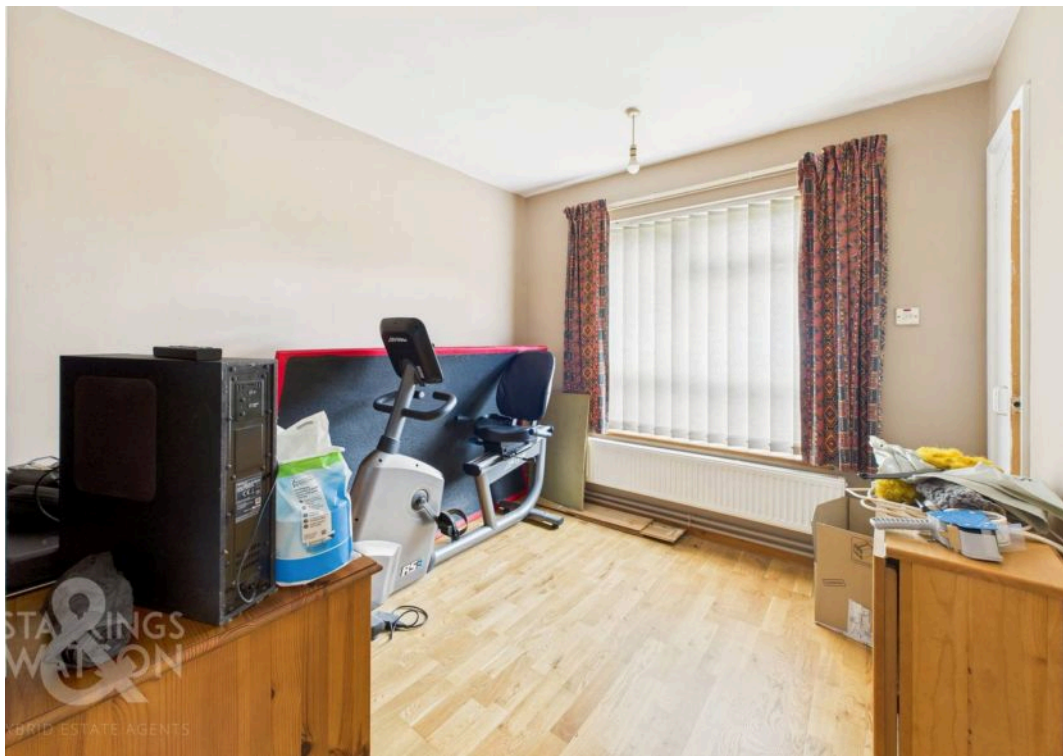
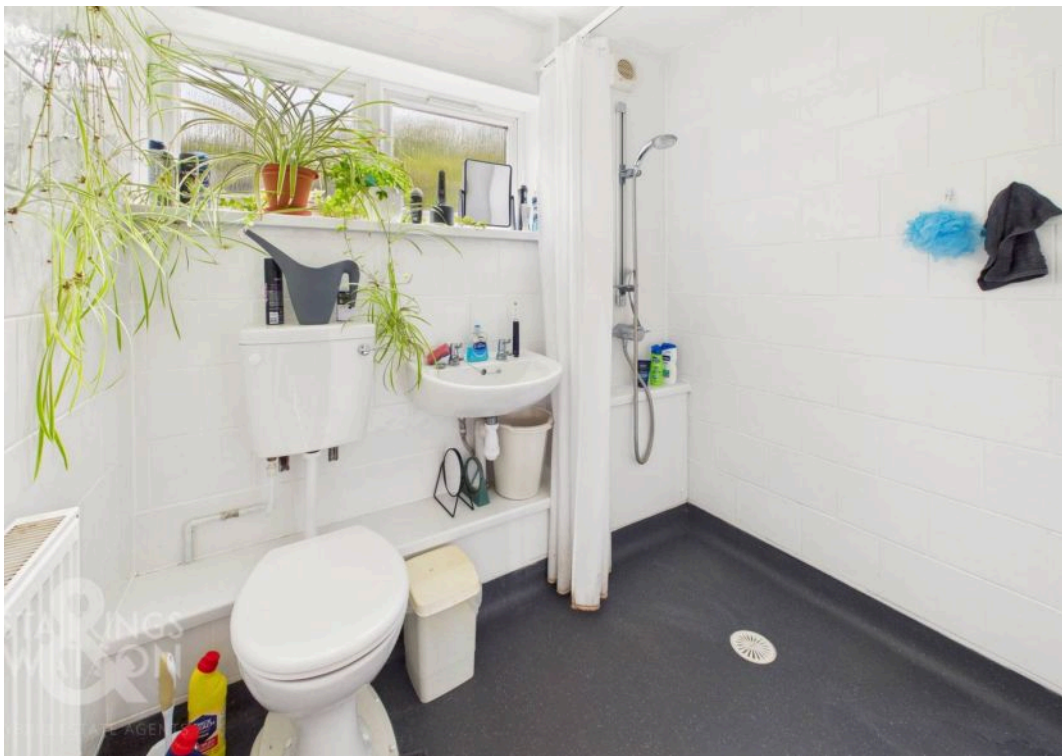
VIRTUAL TOUR

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 where there is a remaining term of 85 years on the lease (125 years from 1985). Service charges amount to approx. £327.84 per annum but can be subject to fluctuation. Ground rent is fixed at £10 per annum.







THE GREAT OUTDOORS

There is no private garden for the property but communal green spaces are upkept as part of the service charge payments. A few moments walk away, all amenities can be found due to its tucked away yet relatively central location.





Approximate total area⁽¹⁾

591 ft²

55 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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