



St. Leonards Road, Norwich - NR1 4JN



St. Leonards Road

Norwich

This fantastic FIRST FLOOR FLAT with outside STORAGE is situated within WALKING DISTANCE to the vibrant city centre. The PORCH ENTRANCE leads to a delightful 17' SITTING ROOM that is perfect for relaxation and entertaining. The KITCHEN comes equipped with a useful UTILITY CUPBOARD whilst the inner hallway provides two additional STORAGE CUPBOARDS for your convenience. With TWO BEDROOMS, a separate WC, and a BATHROOM featuring a SHOWER, this flat caters to all your essential needs. Residents' PARKING is available via a PERMIT.

Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: C

- Self Contained Flat with Outside Storage
- Walking Distance to City Centre
- 17' Sitting Room
- Kitchen with Useful Utility Cupboard
- Inner Hallway with Two Storage Cupboards
- Two Bedrooms
- W.C & Separate Bathroom with Shower
- Residents Parking



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

The property is approached via a shared communal entrance, with stairs rising to the first floor.



THE GRAND TOUR

The porch entrance offers space for coats and shoes, with a door leading into the open plan sitting dining room, complete wood effect flooring in the main hall area and fitted carpet in the main living space. A door leads off to the inner hallway where the two bedrooms and bathroom can be found, whilst a door also takes you to the adjacent kitchen - with a fitted range of wall and base level units. The kitchen includes an inset electric ceramic hob and built-in electric oven, large ceramic sink and drainer unit and solid wood work-surfaces. Tiled flooring can be found underfoot for ease of maintenance with space provided for a fridge freezer. A built-in cupboard offers utility space, with room for further storage and plumbing for a washing machine. The inner hallway is finished with wood effect flooring underfoot and a built-in storage cupboard and further airing cupboard, with a separate WC and family bathroom - both finished with vinyl flooring underfoot, with the bath including a mixer shower tap above and tiled splash-backs. The two bedrooms are both finished with fitted carpet and uPVC double glazing.

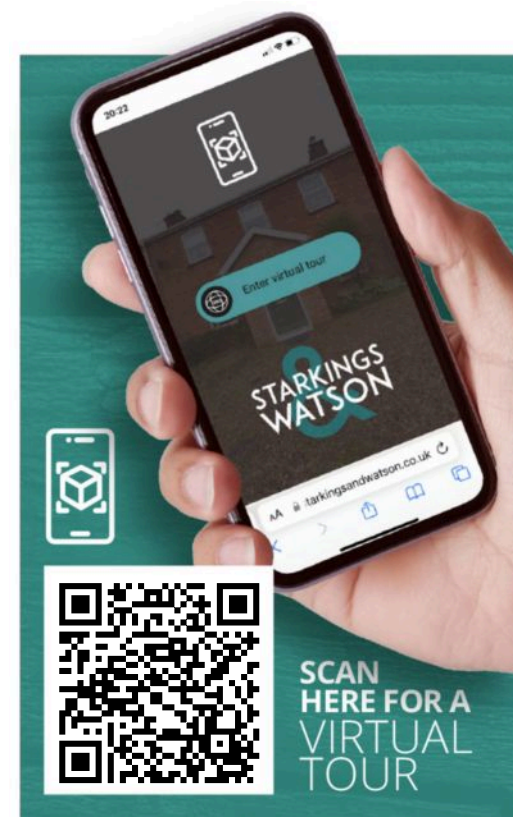
FIND US

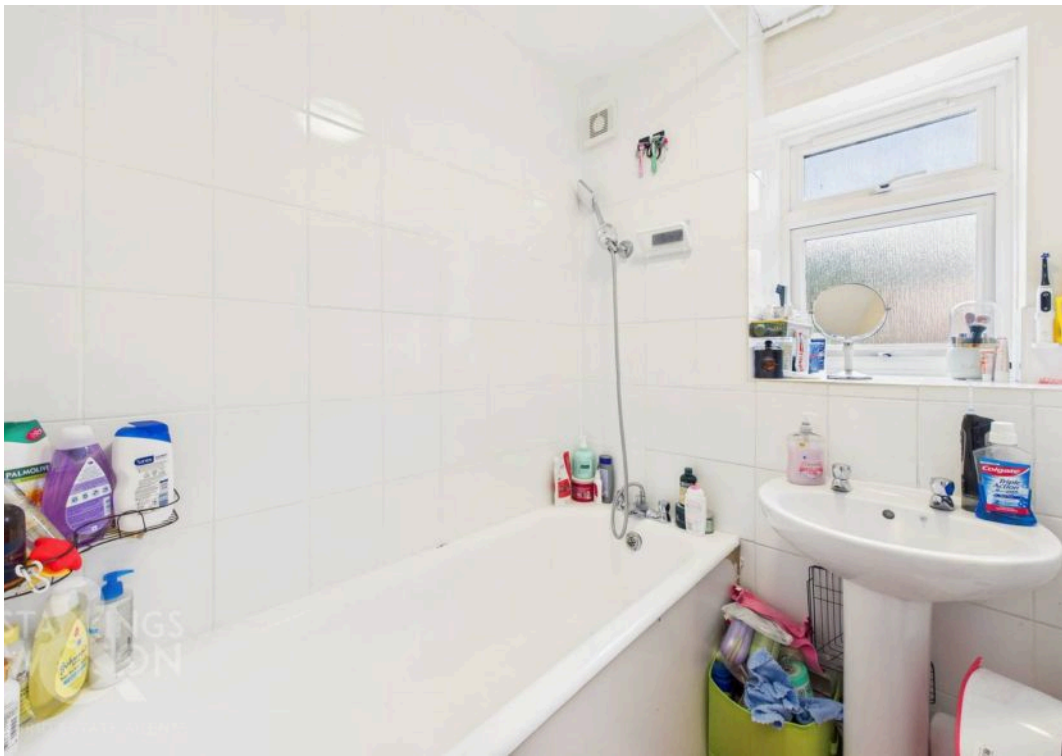
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VIRTUAL TOUR

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

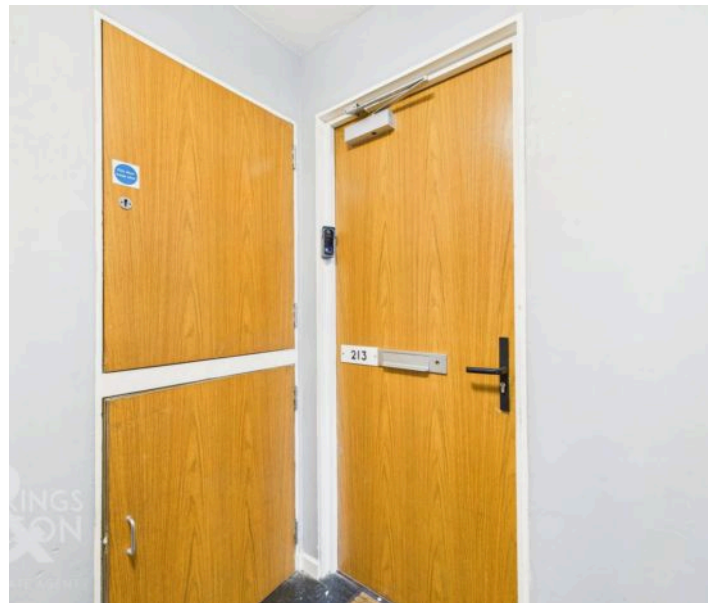
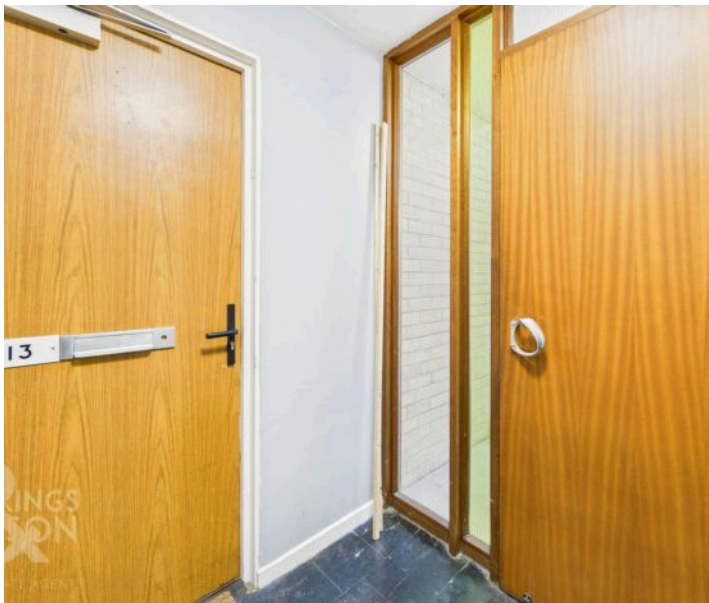


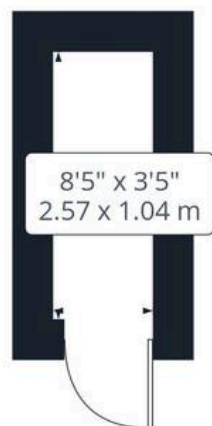




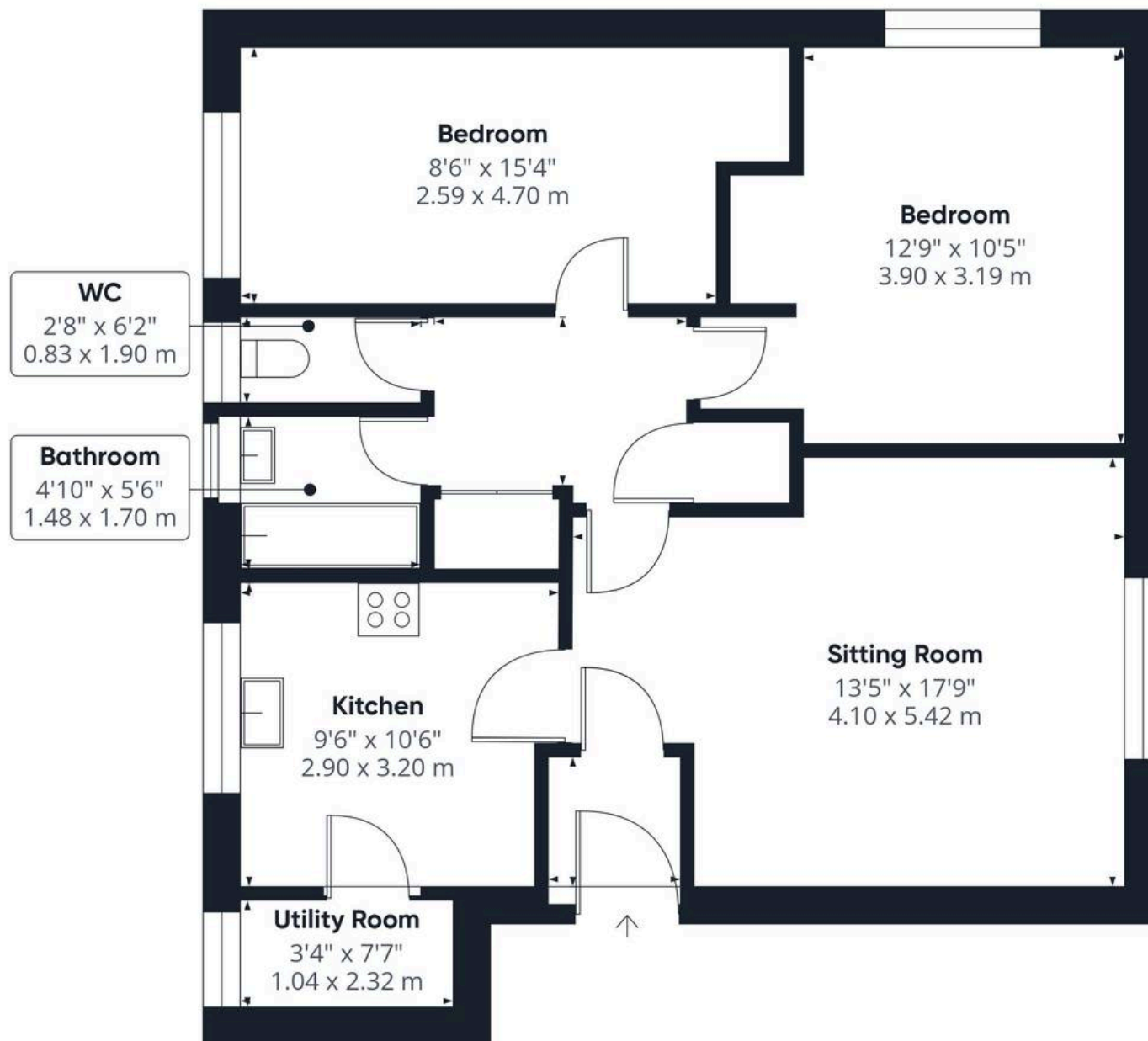
THE GREAT OUTDOORS

A brick built storage shed can be found to the outside.





Ground Floor



Floor 1

Approximate total area⁽¹⁾

785 ft²

72.9 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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