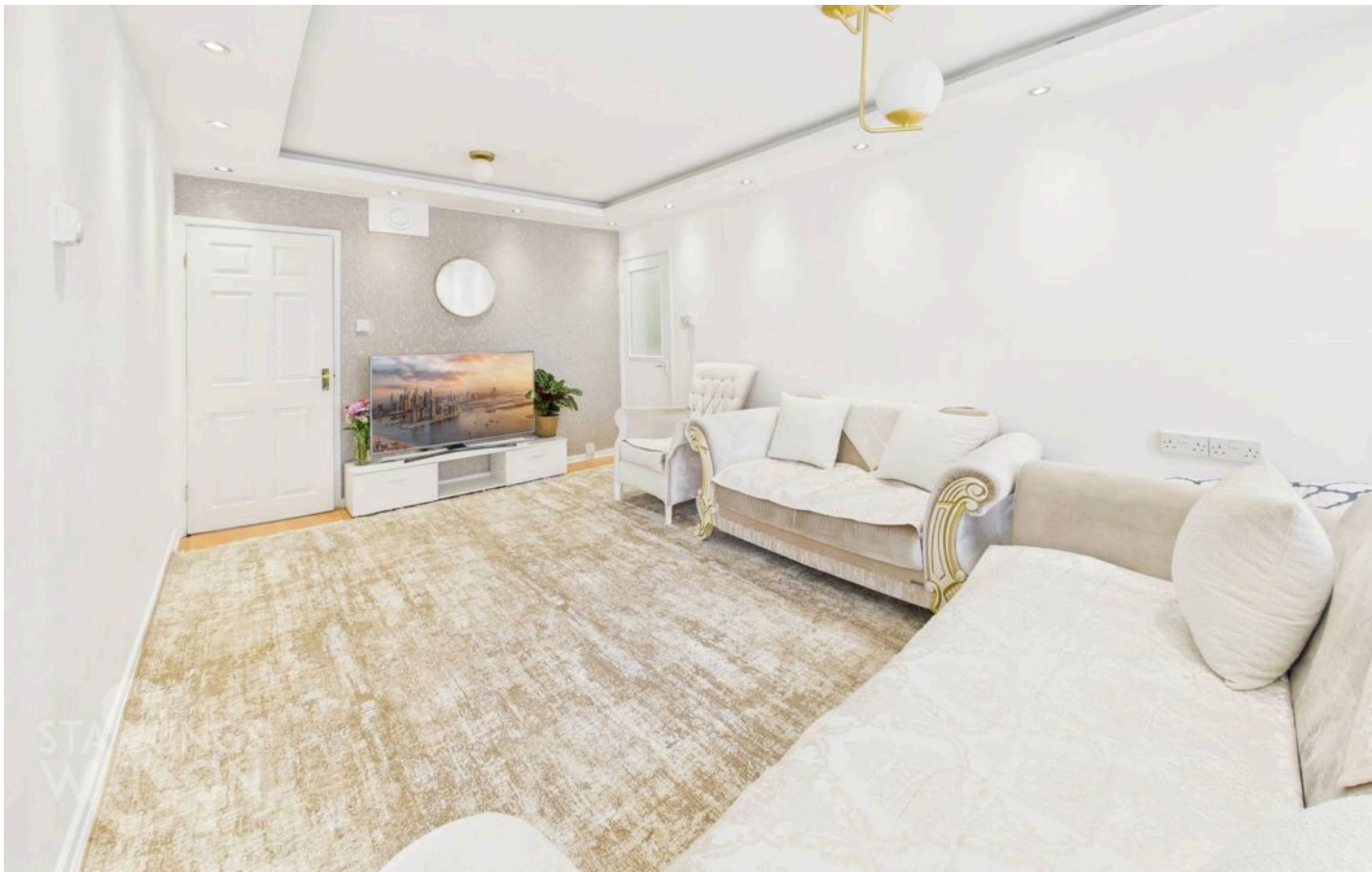




Lefroy Road, Norwich - NR3 2NX



Lefroy Road

Norwich

NO CHAIN. This FIRST FLOOR APARTMENT sits just a few moments walk from the bustling heart of Norwich City centre with easy access to all amenities and public transport link all while offering manageable monthly charges. After passing through the SECURE INTERCOM, communal hall and stairs, there is an entrance door and hall that leads on to the RECENTLY INSTALLED KITCHEN which offers SPACE FOR APPLIANCES and beautiful PORCELAIN TILING underfoot. The SITTING ROOM/DINING ROOM measures some 16' in length and has a window to front with access doors to both the BALCONY and an inner hall where you find the HEATING CONTROLS for the communal heating system as well as a DOUBLE STORAGE CUPBOARD. Doors then lead to the TWO DOUBLE BEDROOMS with BUILT-IN WARDROBES and MODERN FAMILY BATHROOM. The property on offer would be a perfect FIRST BUY or INVESTMENT with a sitting tenant currently in place for those looking to build their portfolio or to make an ideal home to enjoy for yourself.



Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: C

- First Floor Flat
- No Chain
- 16' Sitting Room With Balcony
- Updated Kitchen With Ample Storage
- Two Double Bedrooms With Built-In Wardrobes
- Modern Family Bathroom & Living Room
- Short Walk To City Centre
- Low Monthly Charges

Within walking distance to the City Centre, this North City location is popular for those working in the centre, or seeking an ideal Buy to Let. With bus routes at the end of the cul-de-sac, a wealth of local amenities can be found on the door step including local schooling, shops, pubs and doctors surgery. Of course the City itself offers a vast array of shops and services, with rail links from the Train Station.



SETTING THE SCENE

The property can be found set back from the street where a collection of tall privacy giving hedges and mature trees provide both privacy and greenery to the front of the property. A secure buzzer and intercom system allows for peace of mind and security whilst communal stairs take you towards the front first floor and entrance to this home.

THE GRAND TOUR

Once inside a bright and inviting décor is the first thing to greet you where a central lobby is the ideal space to hang coats before heading into the rest of the home. Directly ahead a fully modernised kitchen can be found laid with all porcelain tiles and a wide array of wall and base mounted storage units complemented by wooden effect work surfaces with tiled splashbacks and a large window allowing natural light to fill the room. There is space left for further appliances to include a standalone fridge/freezer, washing machine, oven and hob with extraction above, whilst remaining floor space could potentially accommodate a breakfast table. The main living area comes just off the central lobby again in the form of a well proportioned sitting room. This space has been laid with all wooden effect flooring and incredibly well lit courtesy of further double glazed window and access door taking you onto the balcony. This room, much like the rest of the home has been lovingly refurbished by the current owner with a part suspended ceiling featuring recessed lighting to create an attractive setting. A secondary hallway can be found just off from the sitting room granting access into each of the double bedrooms with the larger sitting just to the left hand side of the hallway, again having direct access onto the balcony. This space also boasts built in wardrobes and a more than generous floor space to accommodate a double bed with additional storage solutions whilst the slightly smaller room sat just next door is more than large enough again to accommodate a double bed with additional soft furnishings also with the added addition of built in wardrobes.

Finally, the modernised bathroom suite has been fitted with a fully tiled surround where this attractive and modern suite allows for vanity storage with a tall heated towel rail and shower head with glass screen mounted over the bathroom.

FIND US

Postcode : NR3 2NX

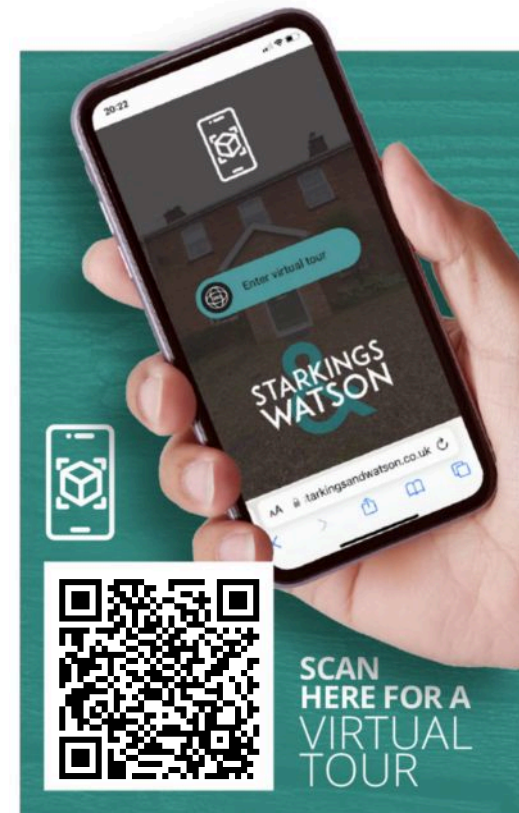
What3Words : ///fell.letter.proud

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 there are 116 years remaining. Both the service charges and ground rent are a combined payment which includes buildings insurance, hot water and heating from the communal heating system and is charged at £175pcm.







THE GREAT OUTDOORS

While there is no private garden to enjoy communal green space surround the property with an abundance of amenities only a few moments walk away.





Approximate total area⁽¹⁾

641 ft²

59.6 m²

Balconies and terraces

39 ft²

3.6 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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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.