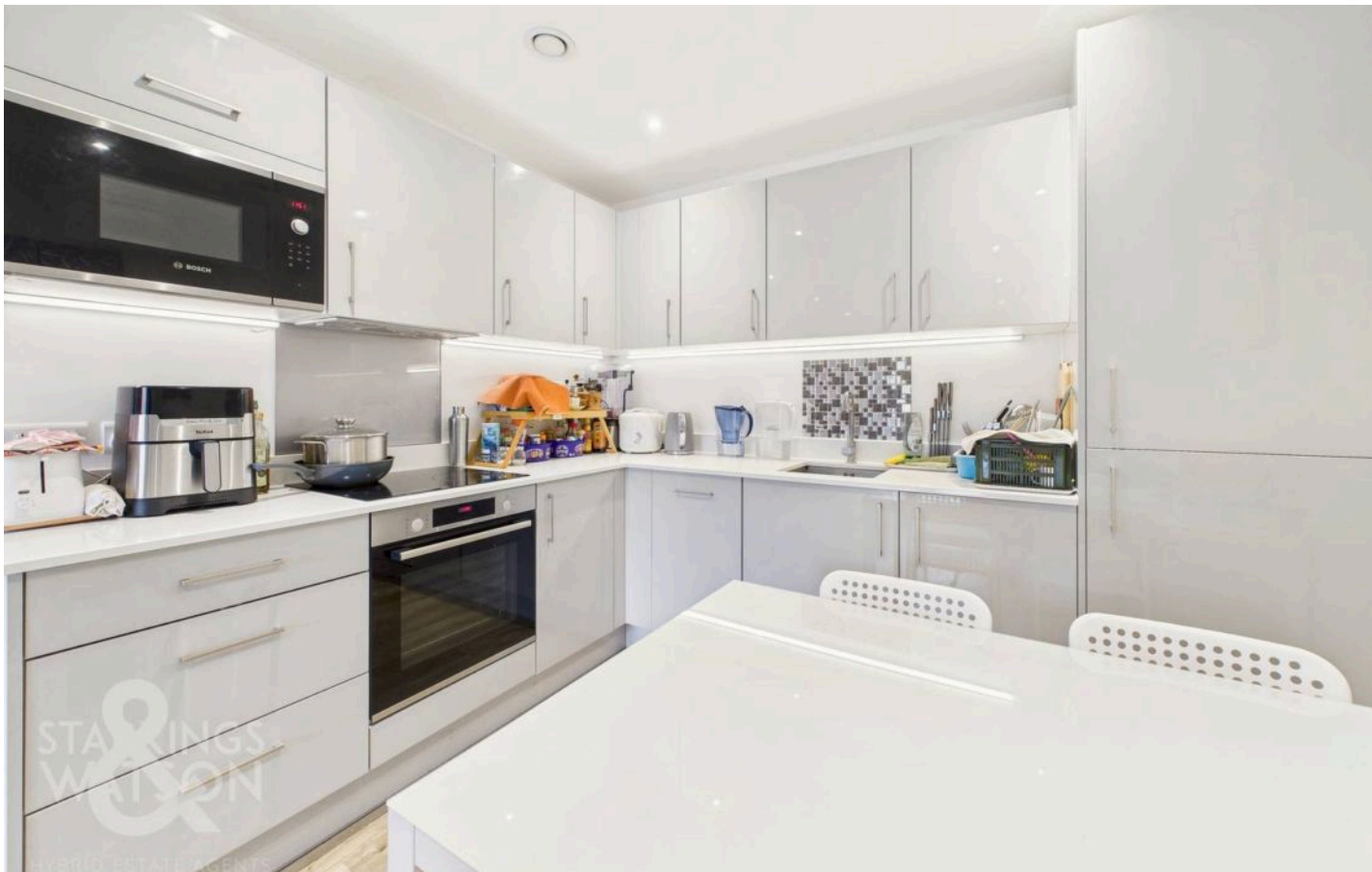




Platemakers Court Printworks Drive, Norwich - NR3 1FR



Platemakers Court Printworks Drive

Norwich

Positioned within WALKING DISTANCE to the CITY CENTRE, this modern FIRST FLOOR APARTMENT boasts NHBC WARRANTY until 2032 and highly sought after ALLOCATED PARKING to front, with a MODERN and OPEN PLAN LAYOUT inside comprising a HALLWAY ENTRANCE with INTEGRATED STORAGE and doors opening to all the living accommodation. The 21' OPEN PLAN KITCHEN, DINING and SITTING ROOM is the heart of the home, boasting a HIGH SPECIFICATION KITCHEN with INTEGRATED APPLIANCES and plentiful space for formal DINING and soft furnishings. Adjacent, the MAIN BEDROOM boasts INTEGRATED WARDROBES, serviced by a three piece FAMILY BATHROOM including a shower over the bath. Additional benefits include, SECURE GATED ENTRY with INTERCOM SYSTEM, communal bin store, communal CYCLE SHED and LIFT ACCESS.

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: B

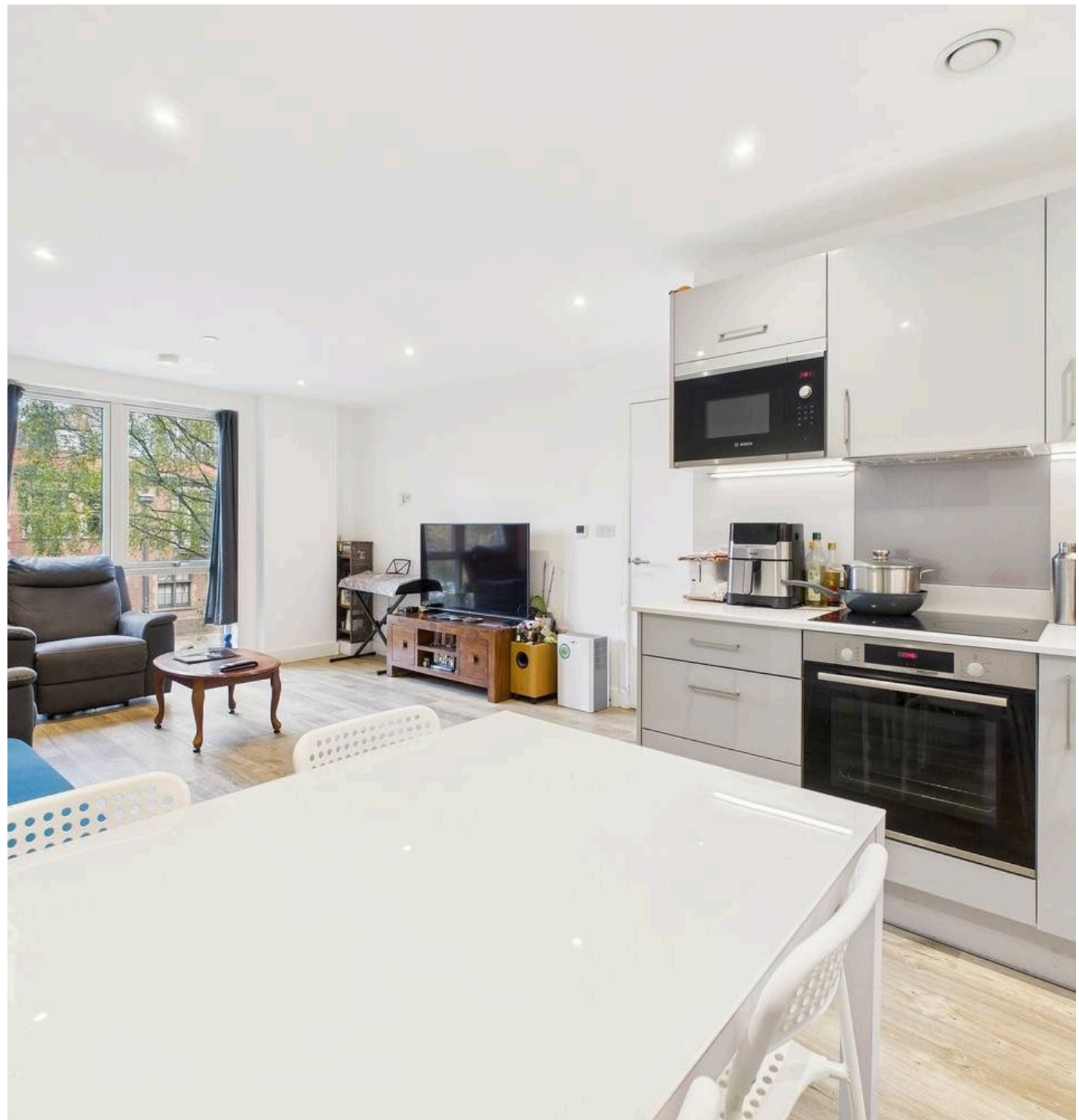


- First Floor Apartment
- Leasehold Property With 246 Years Remaining
- NHBC Warranty Until 2032
- 21' Open Plan Kitchen/ Dining/ Sitting Room
- One Bedroom
- Modern Three Piece Bathroom With Shower Over
- Highly Sought After Allocated Parking Space
- Walking Distance to City Centre

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 road, 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 road with allocated parking to the front. The secure gated entrance opens to a communal lobby with access to the bin store and cycle sheds. Lift access and stairs rising lead up to the first floor where the property can be found.



THE GRAND TOUR

stepping inside, the light and bright hallway entrance offers wood effect flooring running underfoot for ease of maintenance with spacious double integrated storage cupboards on the left, ideal for storing outdoor wear including coats and shoes. Opening from the end of the hallway, the 21' kitchen, sitting and dining room includes large uPVC double glazed opening windows in addition to roof mounted LED spotlights ensuring the room is well lit. Ample room is available for a variety of soft furnishing layouts and for a formal dining table. The kitchen itself includes a range of wall and base cupboards providing plentiful storage in addition to ample worktop space for food preparation. Integrated appliances also feature including a fridge, freezer, dishwasher, oven, glass inset electric hob and extractor above. Across the hallway, the main bedroom offers carpeted flooring running underfoot with space for a large double bed and storage furniture with additional glass door sliding integrated wardrobes to one side. Completing the accommodation, the three piece family bathroom offers tiling to the floor and walls with a modern three piece suite including a shower over the bath with a glass splashback and a wall mounted electric heated towel rail.

FIND US

Postcode : NR3 1FR

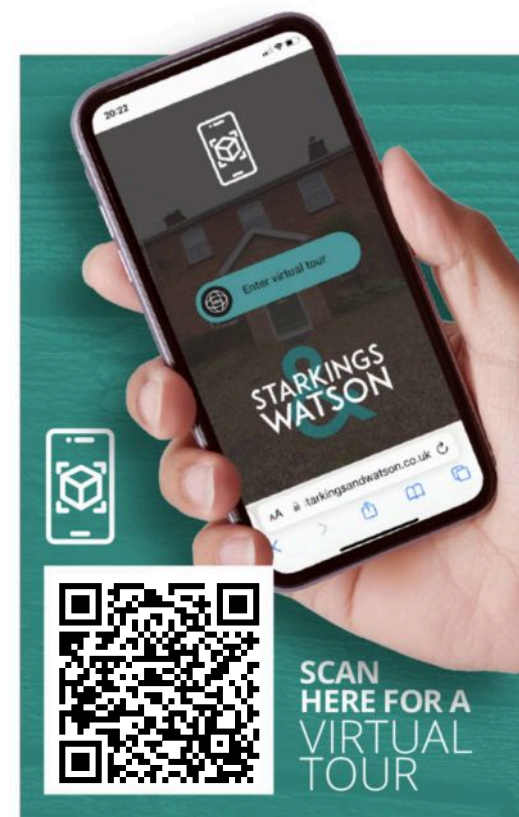
What3Words : ///device.tribal.serve

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 246 years remaining. The property includes a service charge of £1,600 per annum, no ground rent is paid.







THE GREAT OUTDOORS

Surrounding the property are plentiful communal green spaces including well maintained laid lawns with shrubs and mature trees. The river Yare is a stones throw away, whilst a handful of idyllic pathways lead to the city centre.





Approximate total area⁽¹⁾

512 ft²

47.6 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.