



William Mear Gardens, Norwich - NR1 4PB



William Mear Gardens

Norwich

Occupying a TUCKED AWAY POSITIONING, this FIRST FLOOR FLAT is situated surrounded with GREEN SPACE and within WALKING DISTANCE to the city centre and Norwich train station, with service charges totally a very reasonable £300 per annum. Stepping inside, the HALLWAY ENTRANCE offers space for outdoor wear, whilst doors give way to all the accommodation including a 16' SITTING ROOM, enjoying views overlooking the GREEN SPACE and opening to the spacious BALCONY, perfect for enjoying the summer months. The fully fitted KITCHEN boasts space for DINING and a useful pantry cupboard. The inner hallway leads to TWO DOUBLE BEDROOMS, the MAIN BEDROOM offers a separate access to the balcony and both rooms include INTEGRATED WARDROBE space. Serviced by the FAMILY BATHROOM, offering a three piece suite including a shower over the bath. Stepping outside, ample COMMUNAL OFF-STREET PARKING is available, whilst the property includes a BICYCLE SHED.

Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: C



- First Floor Flat
- Balcony Overlooking Green Space
- Within Walking Distance to Norwich Train Station/ City Centre
- 16' Sitting Room
- Open Kitchen & Dining Room
- Two Double Bedrooms
- Bicycle Shed Outside
- Communal Off Street Parking

Located just outside the Norwich City Centre this property offers 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 can be found set back from the road with a communal entrance leading up one flight of stairs to the main entrance.



THE GRAND TOUR

Stepping inside, the hallway entrance offers ample room for storing outdoor wear with doors opening to all the accommodation. Immediately ahead, the fully fitted kitchen offers a range of wall and base storage cupboards with uPVC double glazed windows ensuring the room is flooded with natural light. Ample room is available for dining and a useful pantry cupboard can be found to the corner. Undercounter space is also available for a washing machine. Adjacent, a door opens to the 16' sitting room, offering carpeted flooring underfoot with ample room for soft furnishings and storage furniture with a French door leading up to balcony space overlooking lion wood nature reserve, perfect for enjoying the warmer months. Stepping into the inner hallway, a useful airing cupboard and double storage cupboard can be found whilst doors open to two bedrooms. The main bedroom offers further carpeted flooring, generous integrated wardrobe space with windows and a further door allowing access out to the balcony. The second double bedroom also enjoys integrated wardrobe space with plenty of room for a large double bed. Completing the accommodation, the family bathroom includes a three piece suite with a shower over the bath.

FIND US

Postcode : NR1 4PB

What3Words : ///pushed.voice.nodded

VIRTUAL TOUR

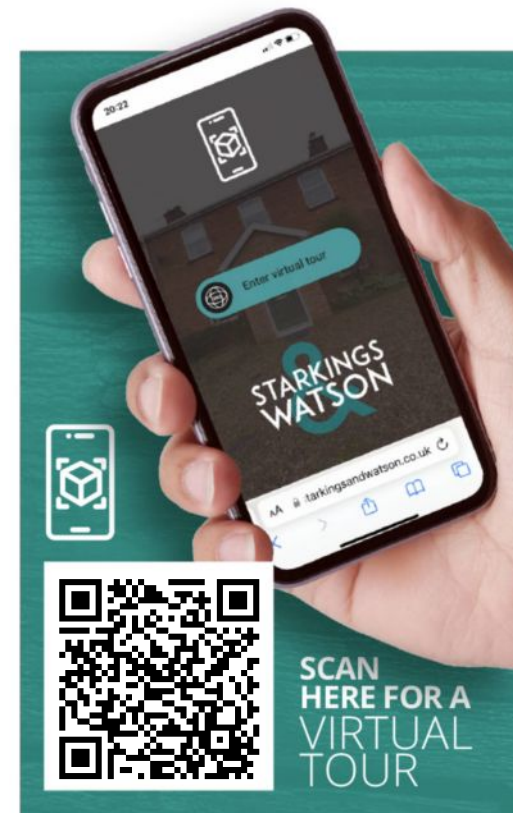
View our virtual tour for a full 360 degree of the interior of the property.

AGENTS NOTES

This property is offered on a leasehold basis with 82 years remaining.

Service charges of approximately £400 PA, ground rent of approximately £10 PA

All furniture and appliances can be included subject to separate negotiation.



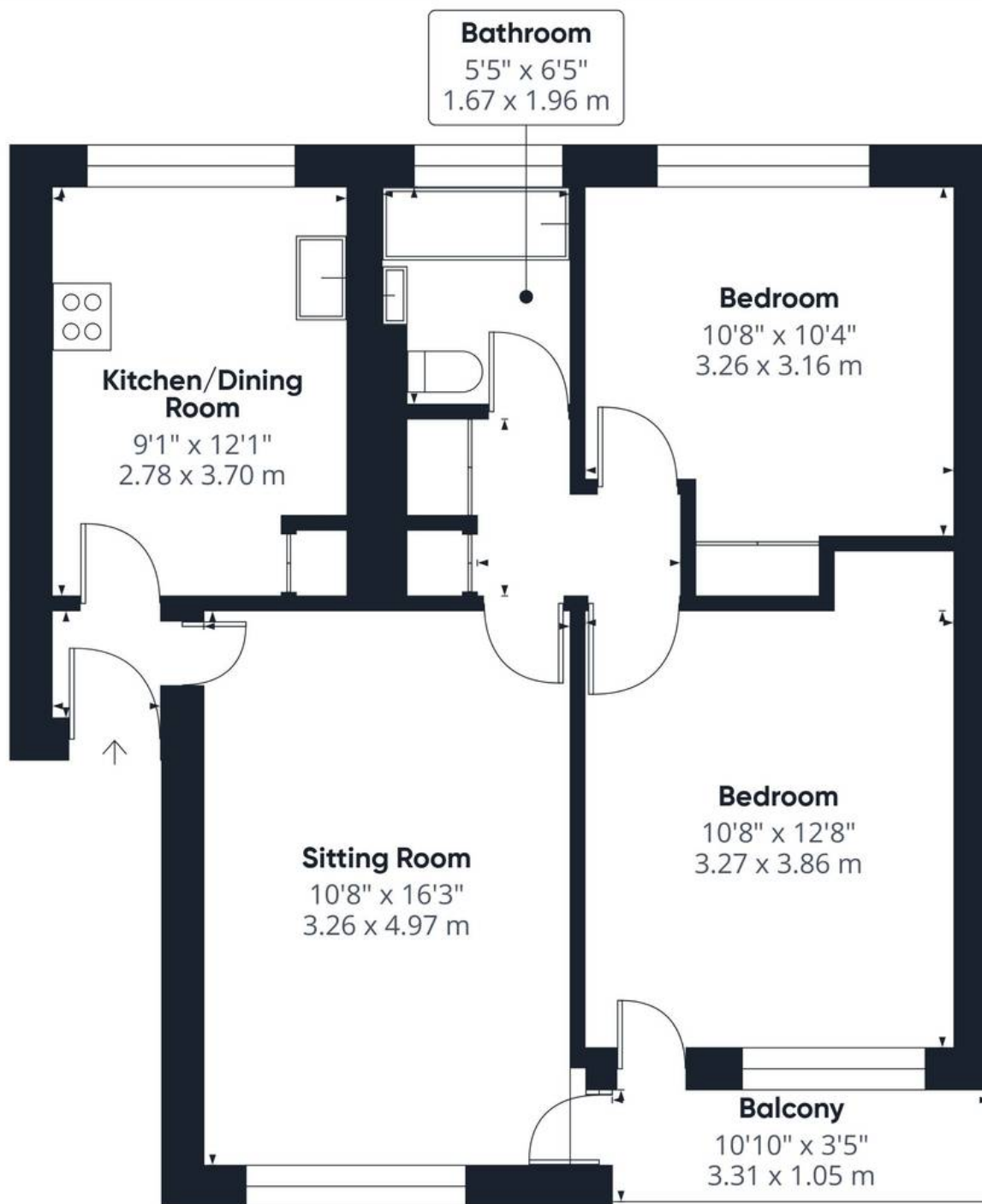




THE GREAT OUTDOORS

Ample communal off road parking is available in the vicinity, whilst to the right hand side of the building the allocated bicycle shed can be found. The development is positioned with easy access to the city centre or strolls through the surrounding lion wood nature reserve.





Approximate total area⁽¹⁾

626 ft²

58.1 m²

Balconies and terraces

38 ft²

3.5 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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