



STARKINGS
& WATSON

River Lane, Norwich - NR3 1FQ

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HYBRID ESTATE AGENTS



River Lane

Norwich

2023 FINISHED GROUND FLOOR APARTMENT with its own PRIVATE ENTRANCE to front and rear! Positioned just off BARRACK STREET, the property has EXCELLENT ACCESS to NORWICH CITY CENTRE which is only a 10-15 MINUTES-WALK. The 'B' rated ENERGY EFFICIENT HOME has HIGH PERFORMANCE GLAZING, under-floor heating which is powered by MAINS GAS with TIME and TEMPERATURE ZONE CONTROL. There is even low energy lighting installed with RECESSED SPOTLIGHTING in the open plan KITCHEN/SITTING ROOM and BATHROOM. The DOUBLE BEDROOM and utility cupboard are also accessed off the ENTRANCE HALL.



Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: B

- 2023 Finished Apartment
- Private Entrance to Front & Rear
- Walking Distance to Norwich City
- Energy Efficient Living
- Open Plan Kitchen/Sitting Room
- Double Bedroom & Bathroom
- Courtyard to Rear
- Permit Parking Close By

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

As you approach this property on the block paved pathway, there are bark chippings with plantings already in place to bring a splash of colour to the frontage. There is a low level brick wall and paving slab pathway which leads to the front door., whilst also offering pedestrian access to rear.



THE GRAND TOUR

Stepping inside, there is wonderful wood effect flooring with under floor heating running the length of the hallway, into the utility cupboard and into the kitchen/sitting room. To the left hand side, the bathroom has a three piece suite which includes a bath with shower over and a glazed shower screen to protect the tiled flooring. A hand wash basin is recessed into a vanity unit with a storage alcove below and adjacent W.C at low level with a hidden cistern. The double bedroom opposite has full height windows facing to front and side creating a dual aspect and a built-in double wardrobe to one corner, finished with mirrored sliding doors. Making your way into the kitchen/sitting room, which also has a dual aspect and a door leading to the courtyard at the rear. The kitchen features integrated appliances which include a cooker, induction hob with extractor fan above, slimline dishwasher and fridge freezer. Opposite the kitchen there is space for soft furnishings and a small table.

FIND US

Postcode : NR3 1FQ

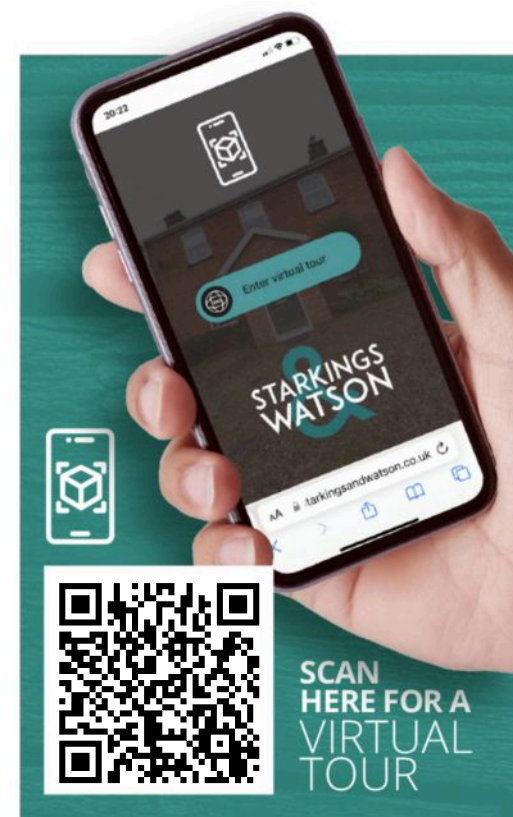
What3Words : ///[each.mobile.tries](https://www.what3words.com/each.mobile.tries)

VIRTUAL TOUR

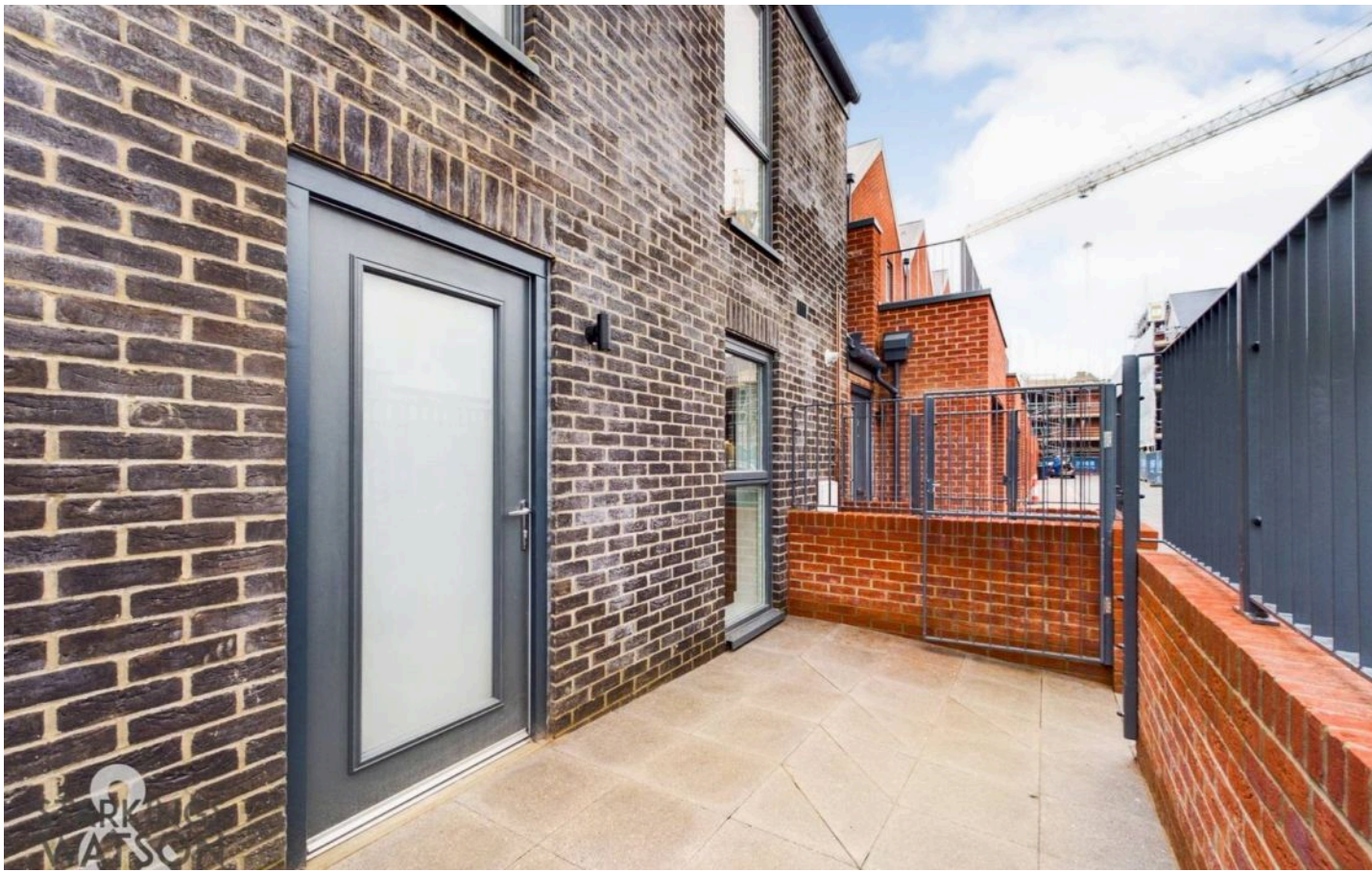
View our virtual tour for a full 360 degree of the interior of the property.

AGENTS NOTE

The property does not have a parking space included but Permit Parking is available nearby (subject to council approval).



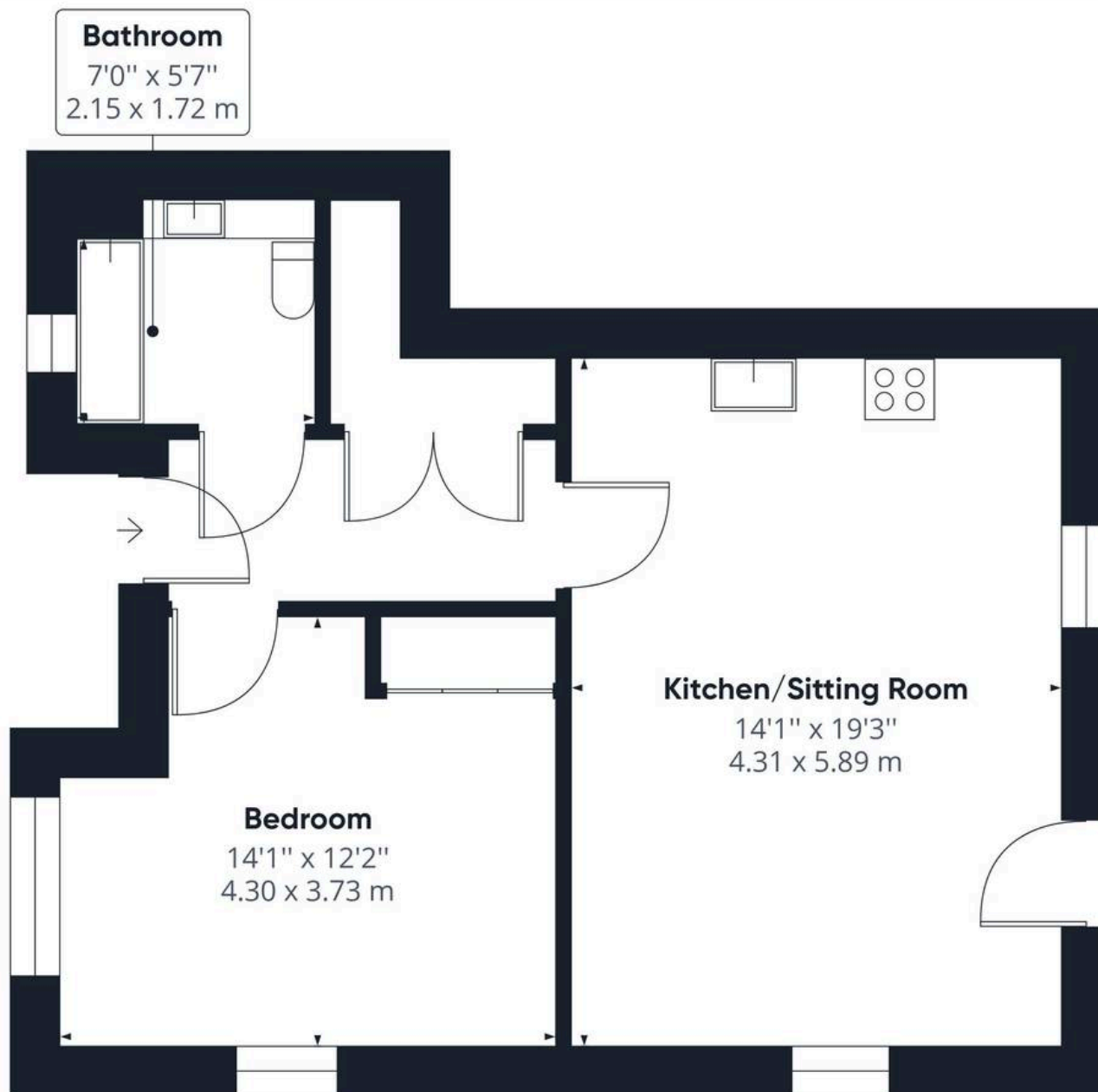




THE GREAT OUTDOORS

The courtyard garden to rear has a wrought iron gate which leads out to the main development and also connects to Barrack Street which will take you into Norwich City. There are communal grounds and to the end of the block paved pathway, the river can be found and enjoyed.





Approximate total area⁽¹⁾

570.81 ft²

53.03 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes 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.