

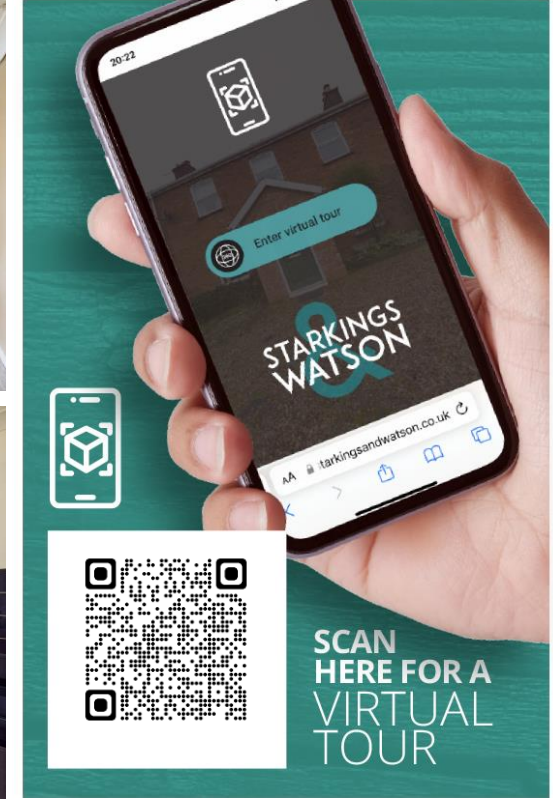
KNOWLAND GROVE

Norwich NR5 8YQ

Leasehold | Energy Efficiency Rating : C

To arrange an accompanied viewing please pop in or call us on 01603 336446

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STARKINGS
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- First Floor Flat
- 23' Sitting/Dining Room
- Family Bathroom
- 16' Kitchen/Breakfast Room
- Two Double Bedrooms
- Balcony From Living Space
- Close to All Local Amenities
- Low Ground Rent & Service Charge

IN SUMMARY

This spacious FIRST FLOOR FLAT has been well maintained and improved by the current owners, offering a VERSATILE 741 Sq. Ft (stms) internally. With key fob entrance you can access the useful SHED STORAGE and stairs to the property which offers a fantastic well-lit sitting/dining room with BALCONY to the front, kitchen with BREAKFAST BAR, TWO DOUBLE BEDROOMS both with BUILT-IN WARDROBES plus a FAMILY BATHROOM and separate W.C. With MANAGEABLE SERVICE CHARGES this property would make the ideal first time buy or investment.

SETTING THE SCENE

The property is set back from the street with a green in front and privacy giving trees. A pathway leads you to the key fob and buzzer access door which in turn, leads you up a set of stairs to your right which leads to the first floor where the property can be found.

THE GRAND TOUR

As you enter you will be met with the entrance porch, ideal for hanging up your coat and slipping off your

shoes before entering the brilliantly spacious sitting/dining room with vast floor space for any arrangement of soft furnishings with access onto a balcony via the uPVC double glazed door to the front. From this space you can access the kitchen/breakfast room with an generous arrangement of wall and base mounted storage set around rolled edge work surfaces which give way to an inlet for the electric oven and hob, chrome sink and draining board, plumbing for a washing machine and space for an under the counter fridge and freezer plus access into a pantry cupboard at the end of the room. The family bathroom is separate to the cloakroom however could be altered if so desired to be included into the main suite which features a bathtub and wall mounted electric shower. The smaller of the two bedroom is a well proportioned double room, overlooking the rear green space with built in storage whilst the larger bedroom is situated to the front of the building with carpeted flooring, this room also features double built-in wardrobes.

THE GREAT OUTDOORS

Externally there are communal gardens and green spaces to enjoy with access on the ground floor to a personal brick storage shed clearly numbered from the outside.

OUT & ABOUT

Located on the fringe of Norwich City, this property is ideally placed within convenient distance to the main shopping district, University of East Anglia, Norfolk and Norwich hospital, train station and Riverside



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complex. A number of pubs, cafes, restaurants, cinema and bars can be found along with fantastic shopping outlets. Easy access to main road links can be found, in particular the A11 and A47.

FIND US

Postcode : NR5 8YQ

What3Words : ///scars.years.larger

VIRTUAL TOUR

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

AGENTS NOTES

The lease for this apartment commenced in 2019 for a term of 125 years. Services charges are in the region of £609 per annum whilst the ground rent is only £10 per annum.

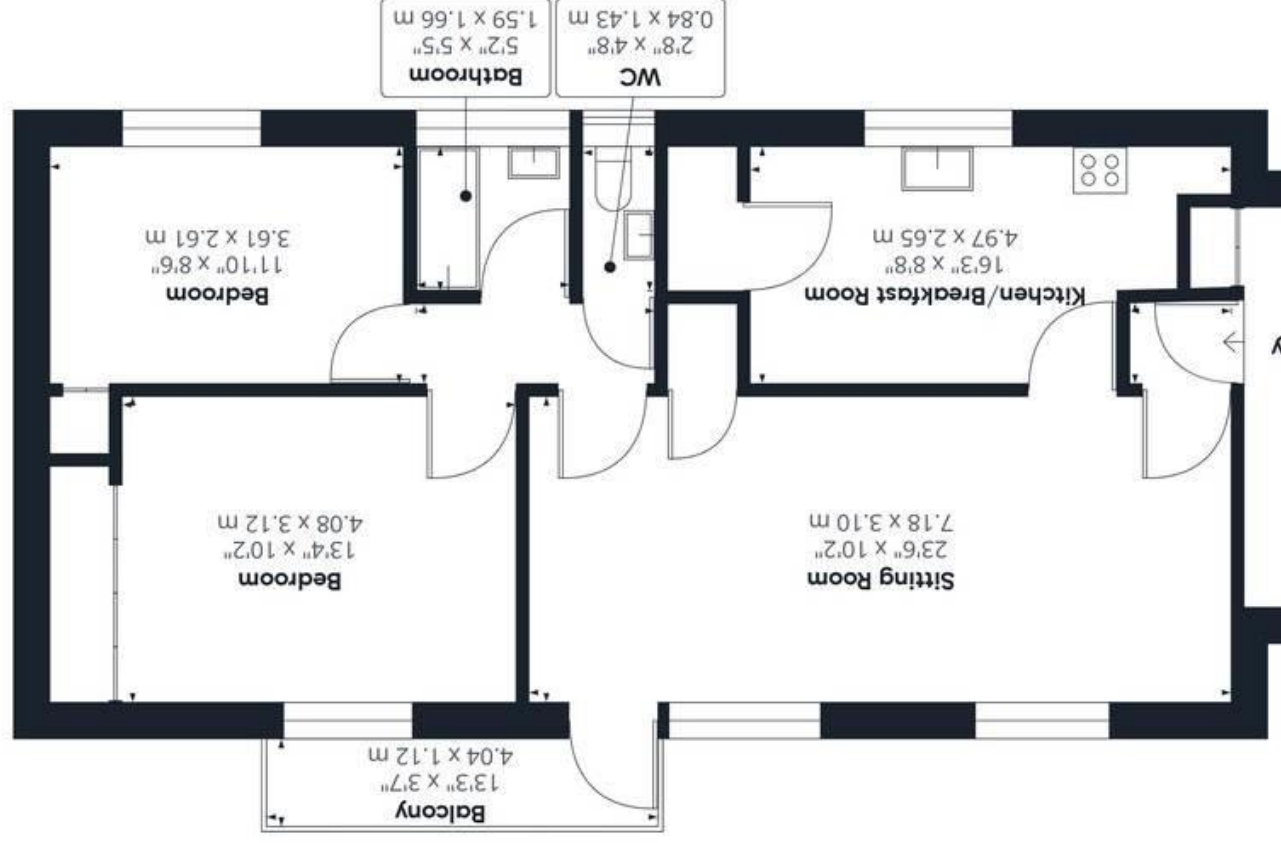
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Price:



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GIRAFFE 360

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

(1) Excluding balconies and terraces.

Approximate total area^m
741.72 ft²
68.91 m²

