



Poplar Close, New Costessey - NR5 0PT





## Poplar Close

New Costessey, Norwich

NO CHAIN. An IDEAL INVESTMENT PURCHASE let at £750 PCM, this first floor flat offers SPACIOUS ACCOMMODATION with uPVC double glazing and gas fired CENTRAL HEATING. The property is well presented and maintained, incorporating a hall entrance, with access to all rooms including a useful UTILITY ROOM. The KITCHEN is fully fitted and includes white goods, whilst the SITTING ROOM is DUAL ASPECT with windows to side and rear, with ONE DOUBLE BEDROOM and family bathroom including a SHOWER. Outside, the front garden is low maintenance, with RESIDENTS PARKING close by.

Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: C





- Ideal BTL Investment
- First Floor Flat
- Residents Parking
- Hall Entrance with Utility Room
- Dual Aspect Sitting Room
- Kitchen with White Goods
- One Double Bedroom
- Family Bathroom

Nearby you will find a variety of local amenities including shops, hardware store, post office etc. Local schooling is located close by up to Secondary level, whilst a wealth of public transport leads to Norwich and the nearby Retail Parks. To the rear of the property, access leads to the local play area and Marriott' Way for walks and cycling. A variety of bus routes lead to Norwich City Centre, with Longwater Retail Park located only a short drive with a park and ride bus service into Norwich.

#### SETTING THE SCENE

A low maintenance front garden can be found, with a communal entrance leading to the stairs and first floor. Residents parking can be found at the end of the cul-de-sac.



## THE GRAND TOUR

Heading inside, a carpeted entrance all leads to all the rooms within the property. To your right, the main double bedroom can be found, finished with fitted carpet and a window to rear. This good sized room sits opposite the family bathroom, with a three piece suite, tiled splash backs and a shower over the bath. The sitting room is also laid to carpet, with twin windows looking to side and rear, offering good natural light. The kitchen is fully fitted, including an inset gas hob and electric oven, along with a useful built-in storage cupboard. Lastly, the utility room houses the gas fired central heating boiler, and further storage cupboards.

## FIND US

Postcode : NR5 0PT

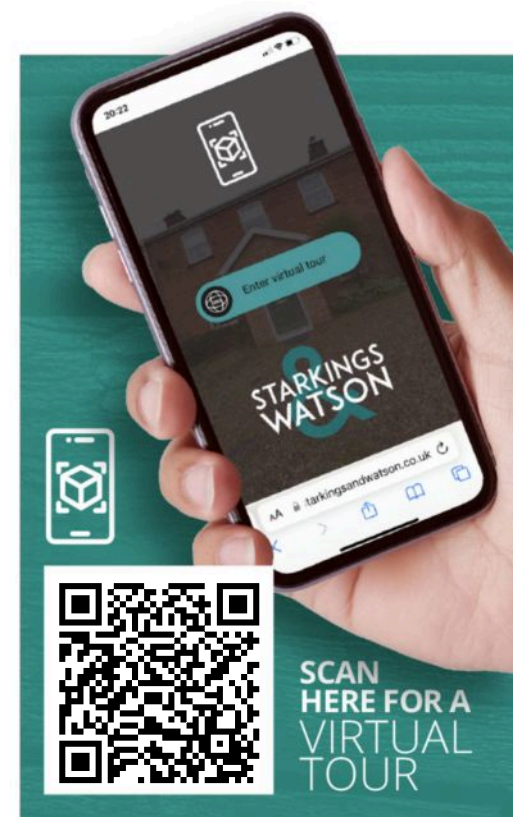
What3Words : ///varieties.ship.pizza

## VIRTUAL TOUR

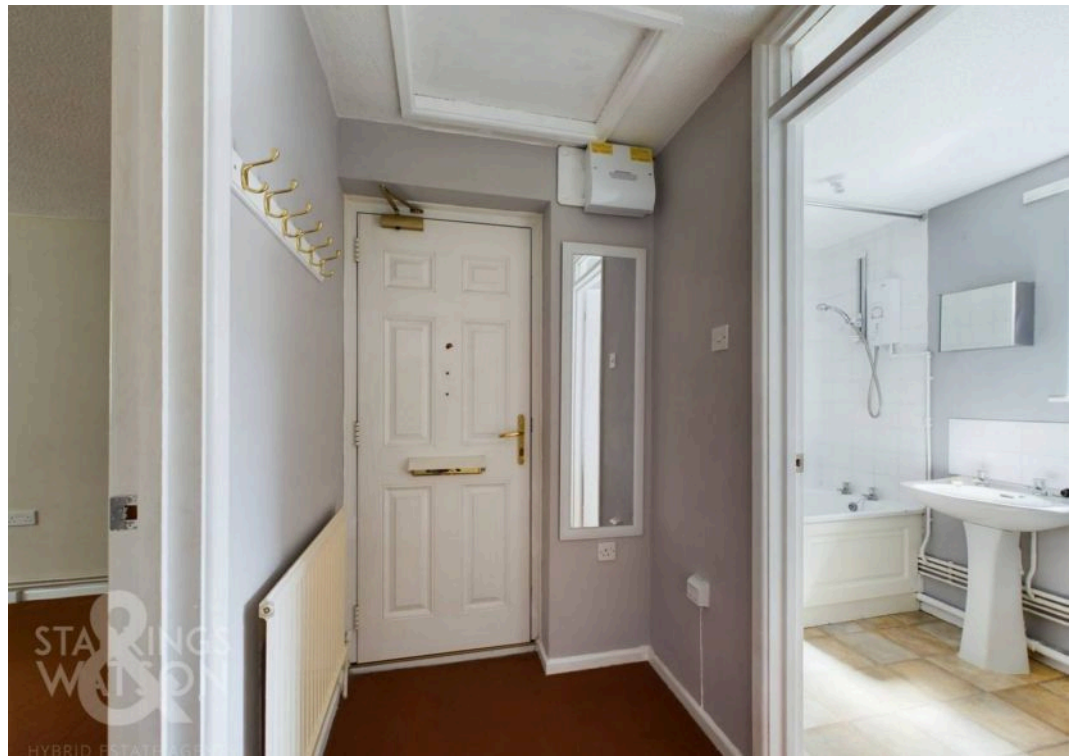
View our virtual tour for a full 360 degree of the interior of the property.

## AGENTS NOTE

The property is offered with the remainder of a 125 year lease, with 87 years remaining. Annual ground rent is charged at £10 per annum, with maintenance charges at £360 per annum.







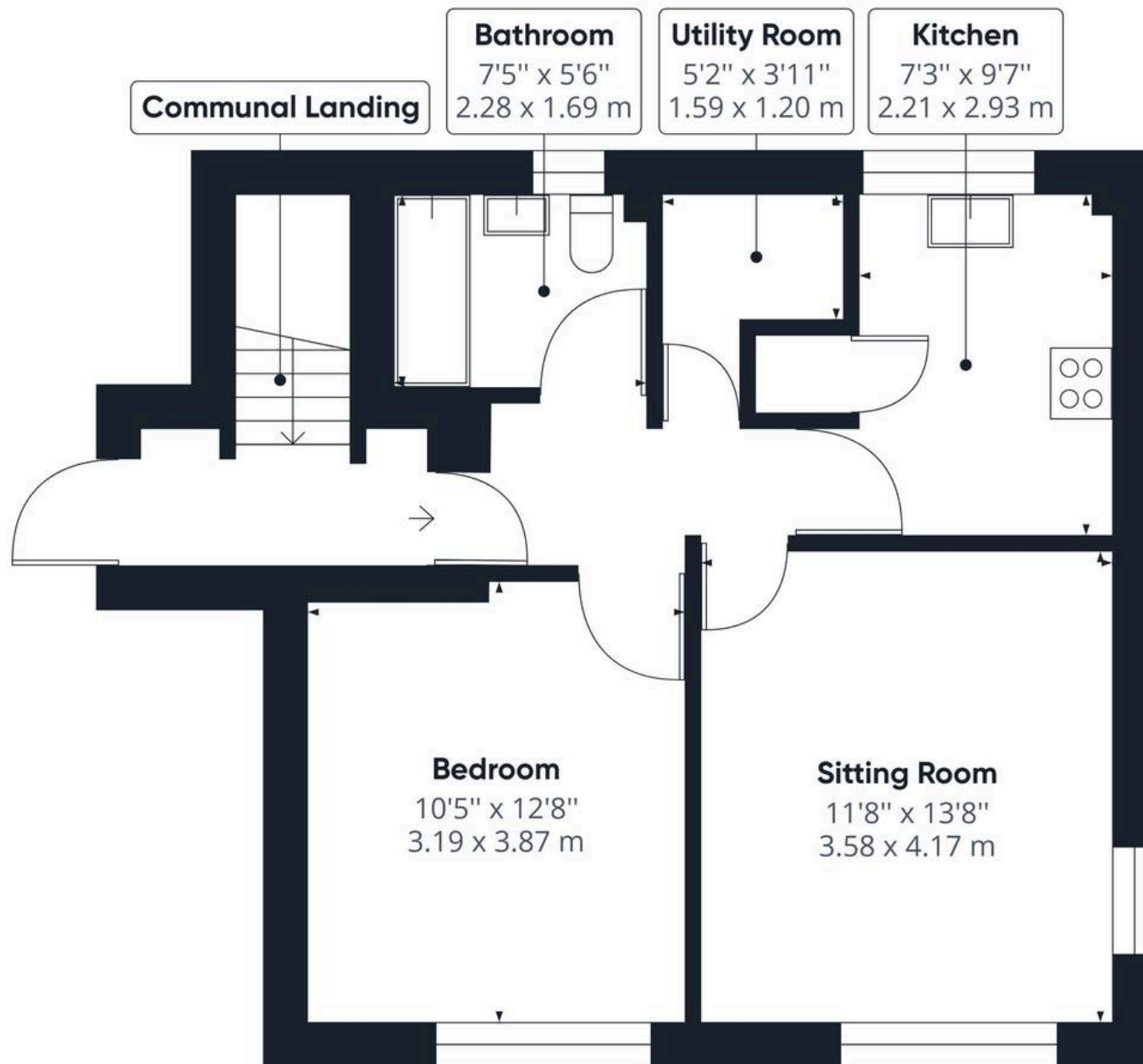




## THE GREAT OUTDOORS

The front garden forms part of the property, along with a brick built store at ground level within the communal entrance.





**Approximate total area<sup>(1)</sup>**

479.93 ft<sup>2</sup>

44.59 m<sup>2</sup>

(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





## Starkings & Watson Hybrid Estate Agents

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