



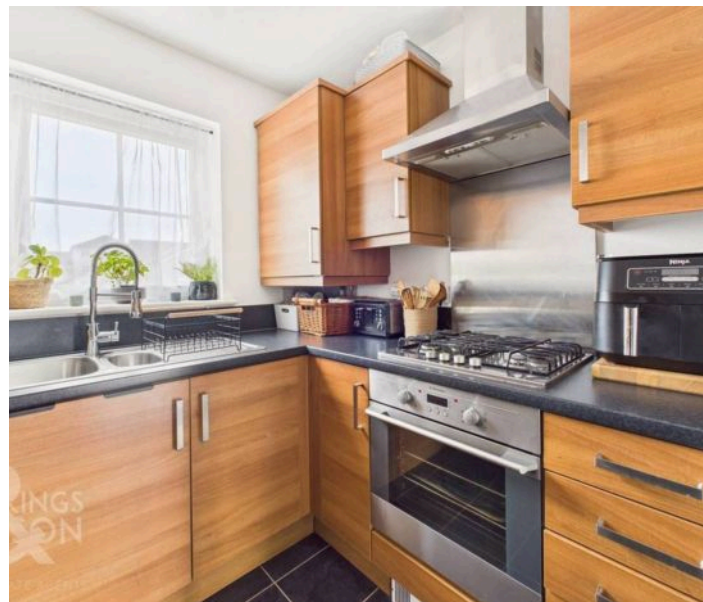
Teal Drive, Costessey - NR8 5FQ



Teal Drive

Costessey, Norwich

Sit towards the edge of this ever popular development within WALKING DISTANCE to all local amenities and short drive to all main arterial roads sits this TOP FLOOR FLAT with LEAFY TREE LINED VIEWS out beyond its setting. With an intercom system for security and ALLOCATED OFF ROAD PARKING to the outside, the property also offers a bright and well decorated interior making for a welcoming living space. Within the home there are TWO BEDROOMS both of which boast BUILT-IN WARDROBES alongside a three piece bathroom and kitchen housing INTEGRATED APPLIANCES. The main living space comes in the form of a DUAL ASPECT SITTING ROOM with a JULIETTE BALCONY, making the perfect social setting encapsulating the distant views beyond.



Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: C

- Top Floor Apartment
- Dual Aspect Sitting Room with Juliet Balcony
- Fitted Kitchen With Integrated Cooking Appliances
- Two Bedrooms With Built-In Wardrobes
- Three Piece Bathroom Suite
- Allocated Off Road Parking Space
- Popular Development Near All Amenities
- Ideal First Time Buy or Investment Purchase

The development of Queens Hill is located on the fringes of Costessey. Local schooling is located within walking distance, and a regular bus link into Norwich City centre is provided. The nearby Longwater Retail Park offers a fantastic range of shops and supermarket, whilst the A47 leads to Norwich and the A11.

SETTING THE SCENE

The property is set back from the main access street below an opening which takes you to a large brick weave communal car parking area where one allocated parking and two visitor spaces can be found. The main access door sits on this more enclosed side of the building with key and buzzer entry for safety and security. The main entrance space is laid with carpet where stairs take you towards the top floor where the property is found.



THE GRAND TOUR

Once inside, the central hallway allows access to all living accommodation within this well decorated property with all wooden effect flooring underfoot initially greeting you and low level radiator within the hallway space. Also immediately to your left the three piece bathroom suites can be found with a predominantly tiled surround. The space is also fitted with tiled flooring and a shower head over the bath with frosted glass window to the exterior and wall mounted radiator. Just next to this is the kitchen offering a mixture of wall and base mounted storage units set around rolled edge work surfaces which in turn give way to integrated appliances including an oven and four ring gas burner hob with extraction above whilst leaving room and plumbing for a standalone fridge, freezer and washing machine. The larger of the bedrooms sits just adjacent to the kitchen with a dual front facing aspect and tree lined views in the distance over the edge of the development. The space has been rejuvenated by the current owner to create a bright and welcoming living area with all carpeted flooring leaving more than enough space for a large double bed with additional soft furnishings whilst also benefiting from the use of built in mirrored sliding door wardrobes. The smaller of the bedroom sits at the end of the hallway which too benefits from built in wardrobes with a low level radiator and full carpeted flooring. The space is currently used as a spare room and home office however would make the ideal larger single bedroom or to be used as a study. The main living space comes in the form of the sitting room at the very end of the hallway. Again the space is incredibly well lit courtesy of its dual facing aspect and uPVC double glazed French doors opening with railing beyond to create a Juliette balcony perfect for enjoying the tree lined views beyond the development and allowing for positive airflow through the property during the warmer months. All wooden effect flooring is laid underfoot with the conventional size and layout conducive to a potential choice of soft furnishings where recesses have been cleverly utilized by the current owner for further additional storage.

FIND US

Postcode : NR8 5FQ

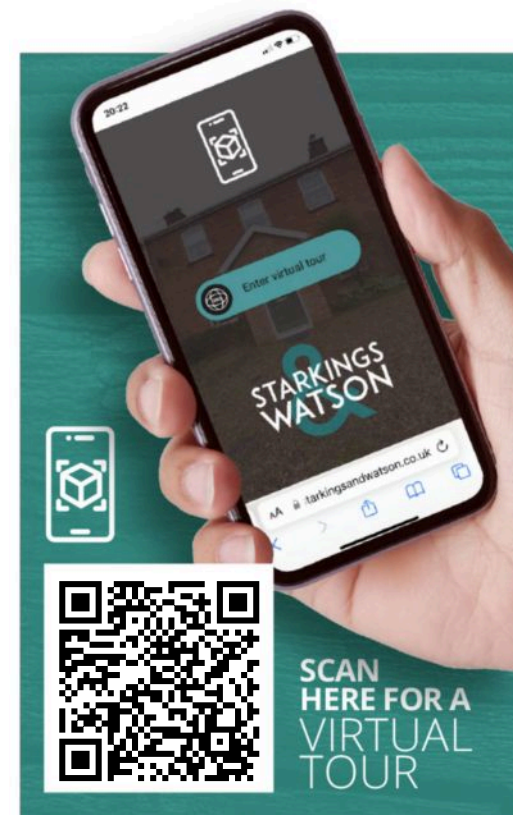
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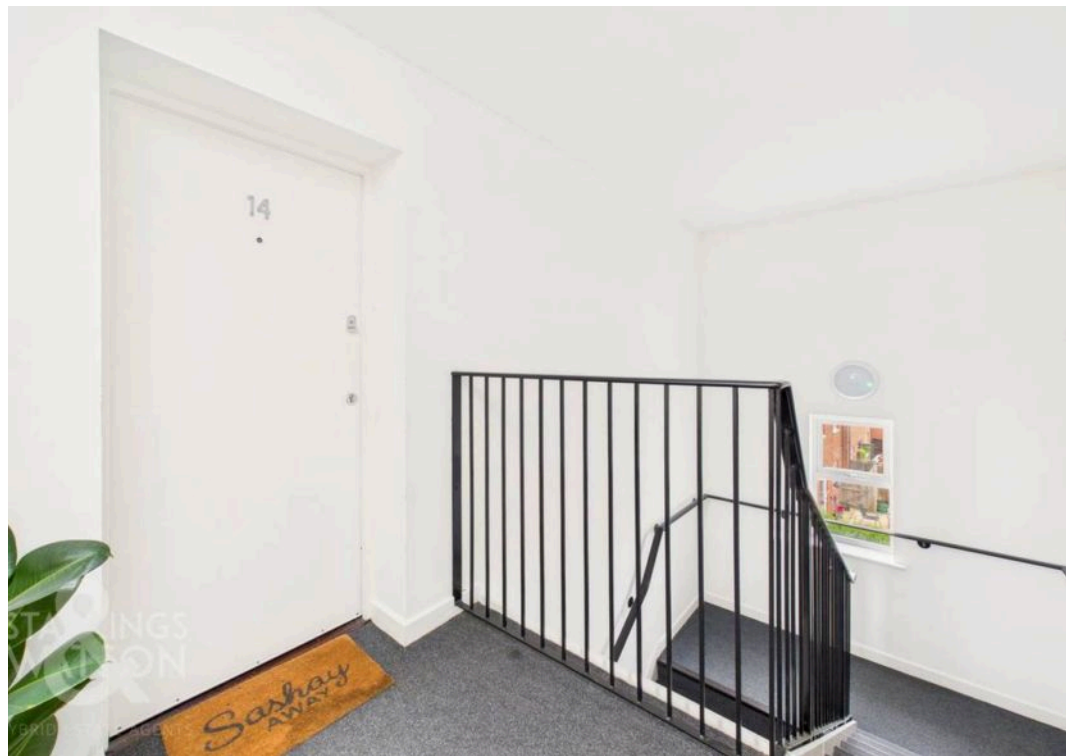
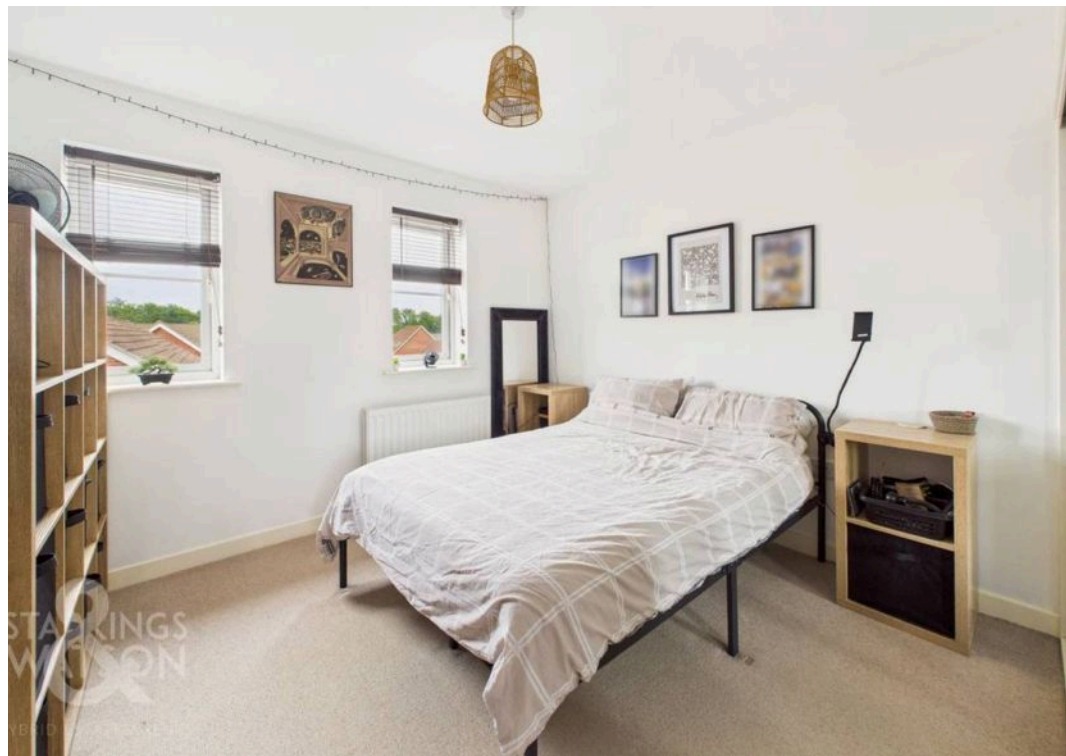
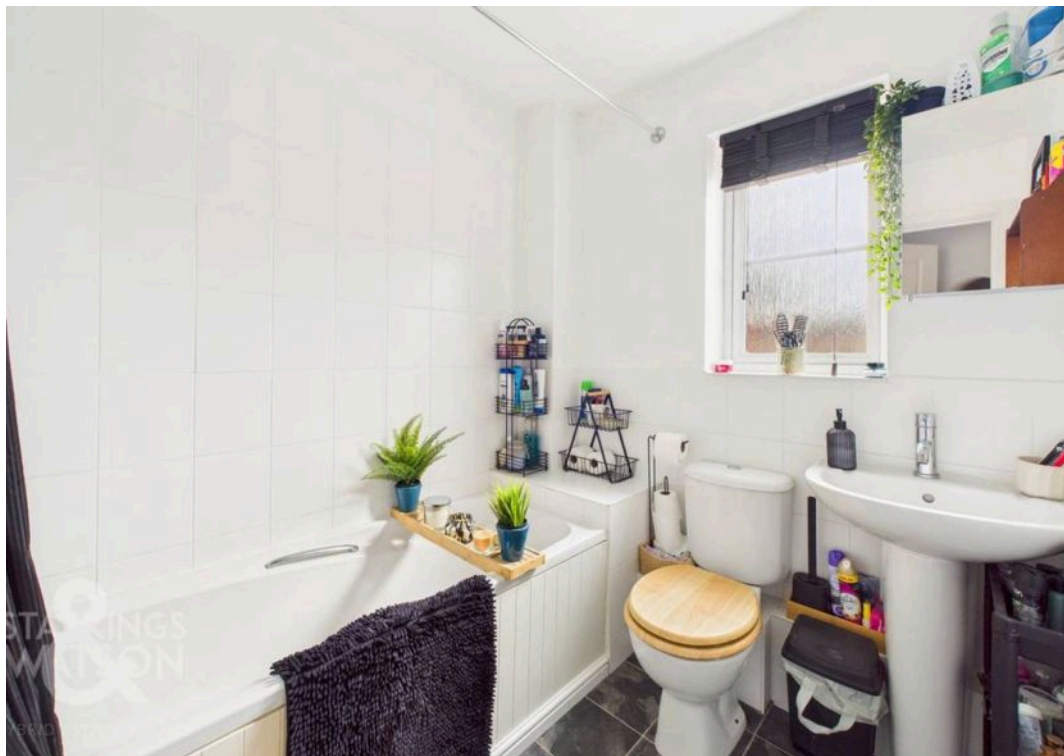
VIRTUAL TOUR

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

AGENTS NOTES

the property is offered on a leasehold basis where 107 years remain on the lease. Service charge comes to a total of £1500 per annum while the ground rent totals £308.92 per annum. These charges are taken out quarterly meaning a payment of £452.23 for service charge and £150.74 for ground rent every four months.

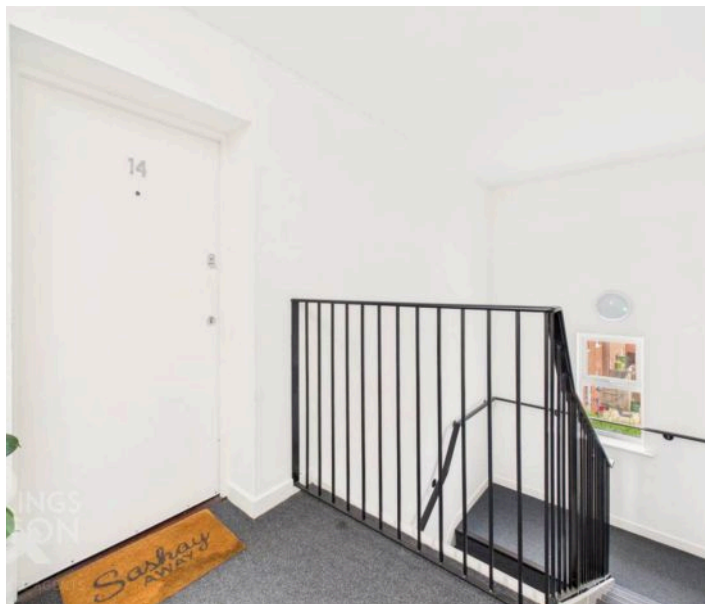


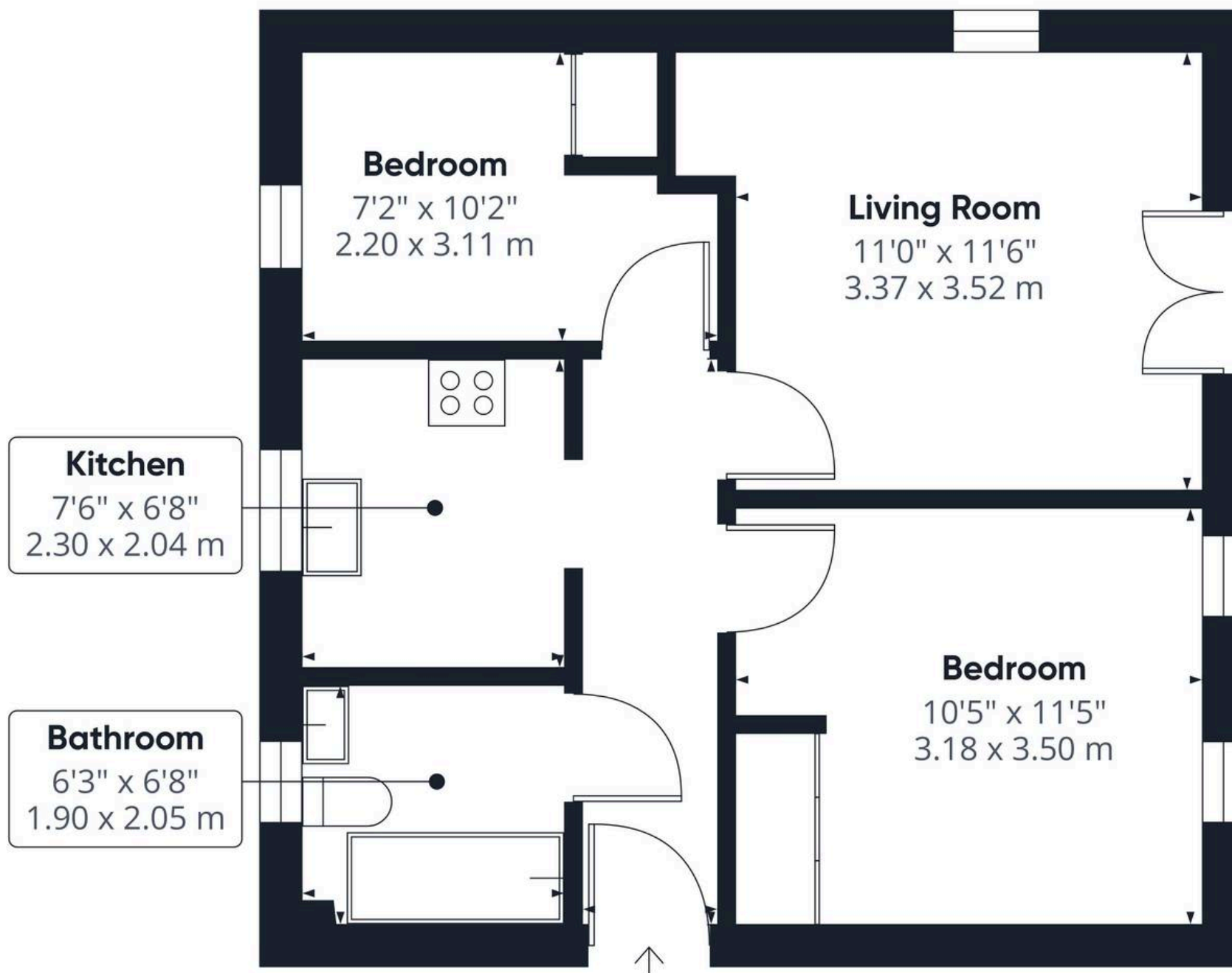




THE GREAT OUTDOORS

The property does not come with a private garden space however there are many spots nearby to enjoy. Within walking distance all amenities including food, leisure and shopping are available as well as public transport links in to the city and beyond.





Approximate total area⁽¹⁾

456 ft²

42.4 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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