



Dunnock Court Dunnock Drive, Costessey - NR8 5FG





## Flat 5

Dunnoch Court Dunnoch Drive, Norwich

NO CHAIN. This DECEPTIVELY SPACIOUS first floor apartment spans almost 600 sq ft (stms), with buzzer intercom entrance system for safety and security. Enjoying a LOCATION with excellent access to LONGWATER RETAIL PARK and the A47, with MANAGEABLE SERVICE CHARGES in the region of £830 PA - including a PARKING SPACE and maintenance of communal areas. The accommodation has been updated by the current vendor with LOW MAINTENANCE FLOOR COVERINGS in the high foot traffic areas, and comprises an ENTRANCE HALL housing a built-in storage cupboard, bathroom with three piece suite and newly fitted shower, TWO DOUBLE BEDROOMS, with the highlight however of this property being the OPEN PLAN SITTING/KITCHEN/DINING ROOM which can be easily divided with furniture to create SEPARATE SPACES that all enjoy the light from the JULIET BALCONY with INTEGRATED APPLIANCES.

Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: B

- No Chain
- First Floor Flat with 132 Year Lease
- Open Plan Living & Kitchen With Juliette Balcony
- Two Double Bedrooms
- Bathroom with Three Piece Suite & Brand New Shower
- Manageable Service Charges
- Allocated Parking Space
- Short Walk To All Local Amenities & Transport Links

The development of Queens Hills is located on the fringes of Costessey. Local schooling, shops and food outlets are 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 entrance of the property is found off the street where an underpass takes you through to a communal car parking area where one allocated off road parking space can be found for the property. Turning right around the courtyard you will find the main entrance door complete with secure intercom buzzer system for entry to all properties. Heading up the stairs, a communal hallway then grants access into the property.



## THE GRAND TOUR

A central hallway allows access to all living spaces within the home as well as offering a handy well proportioned storage cupboard and the three piece bathroom suite complete with newly updated electric shower with glass screen and low level radiator. The first of the double bedrooms comes immediately to your right laid with all carpeted flooring currently housing a large double bed with additional storage wardrobe and uPVC double glazed windows whilst the second double bedroom sits just next door currently used as a storage space by the current owner, however more than large enough to accommodate a large double bed with additional storage solutions or to be used as a home office or additional living space. The main living area emerges at the very end of the hallway in the form of an open plan sitting and dining room space with kitchen sat just beyond. Large uPVC double glazed French doors open onto a Juliette balcony allowing natural light to flood the room where wooden effect flooring lines the space leaving more than enough room for a formal dining table and additional sitting room furniture. The kitchen offers an array of wall and base mounted storage units as well as integrated appliances including dual low level ovens, four ring gas burner hob, fridge/freezer and dishwasher with inset one and a half chrome sink.

## FIND US

Postcode : NR8 5FG

What3Words : ///spenders.ever.confined

## VIRTUAL TOUR

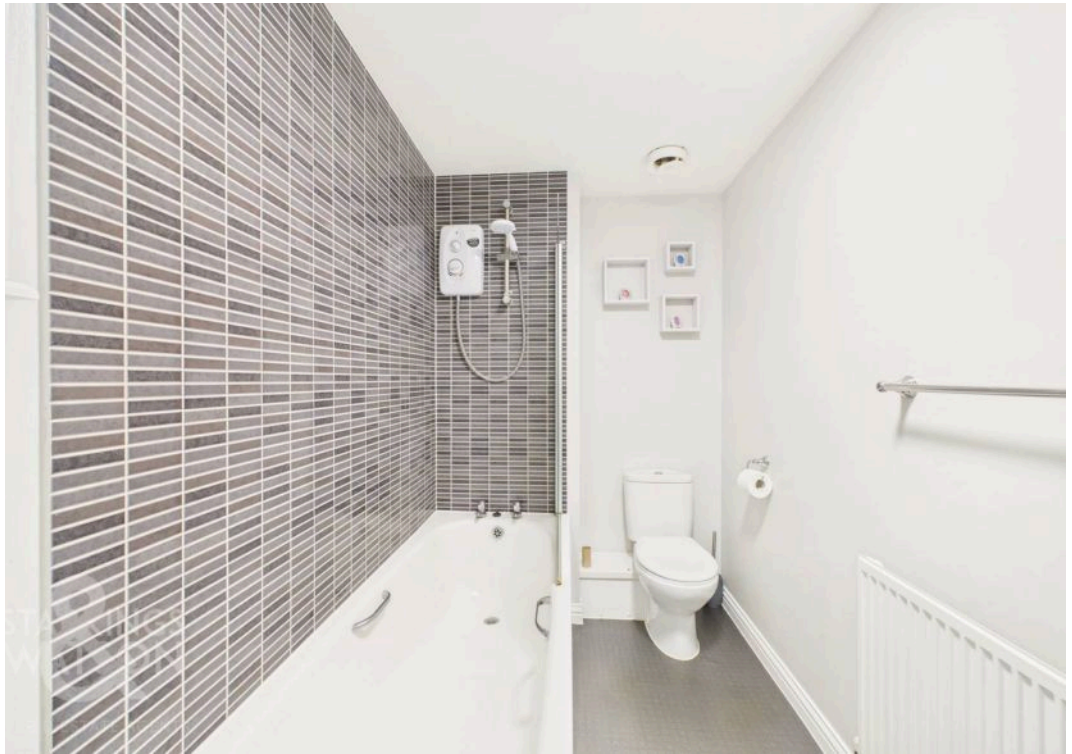
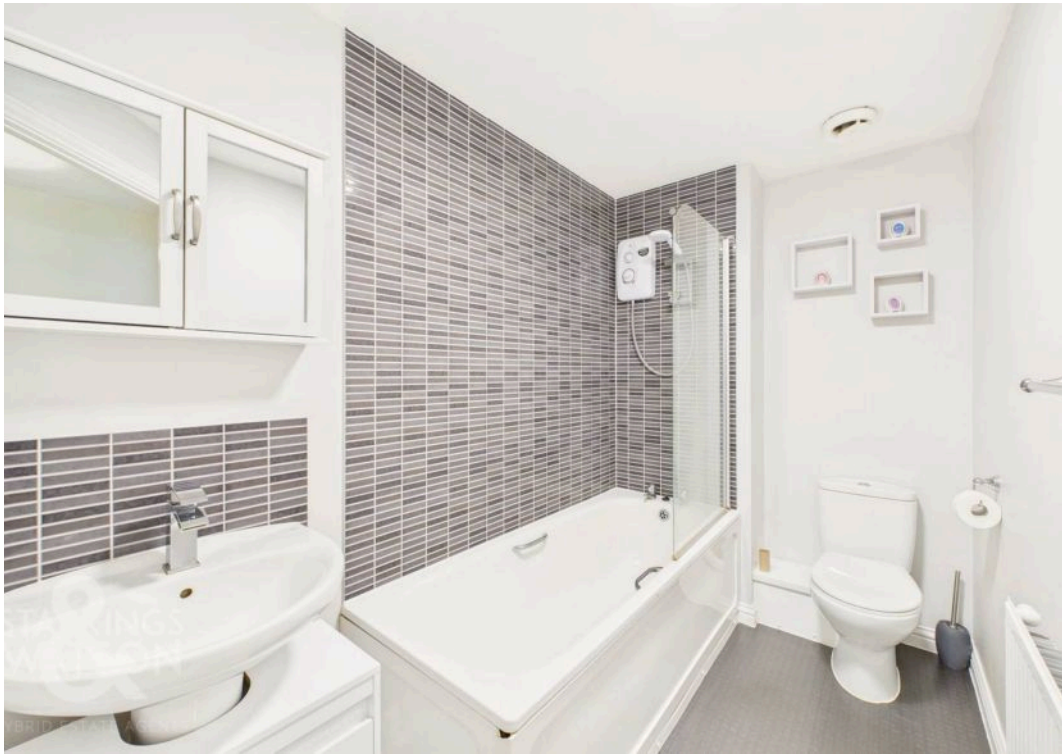
View our virtual tour for a full 360 degree of the interior of the property.

## AGENTS NOTES

There is 132 years remaining on the lease, with the service charges for the property in the region of £828.27 PA - these can be paid monthly or annually. Ground rent is £200 PA and the property has an inclusive parking space.





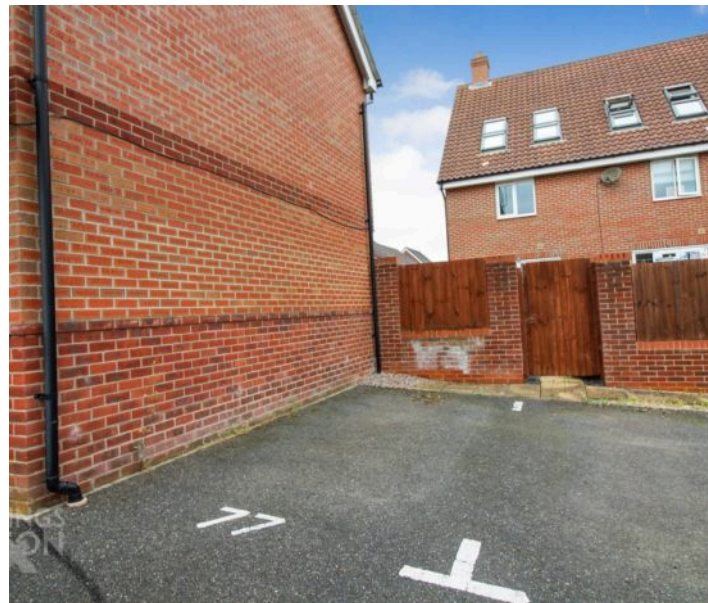


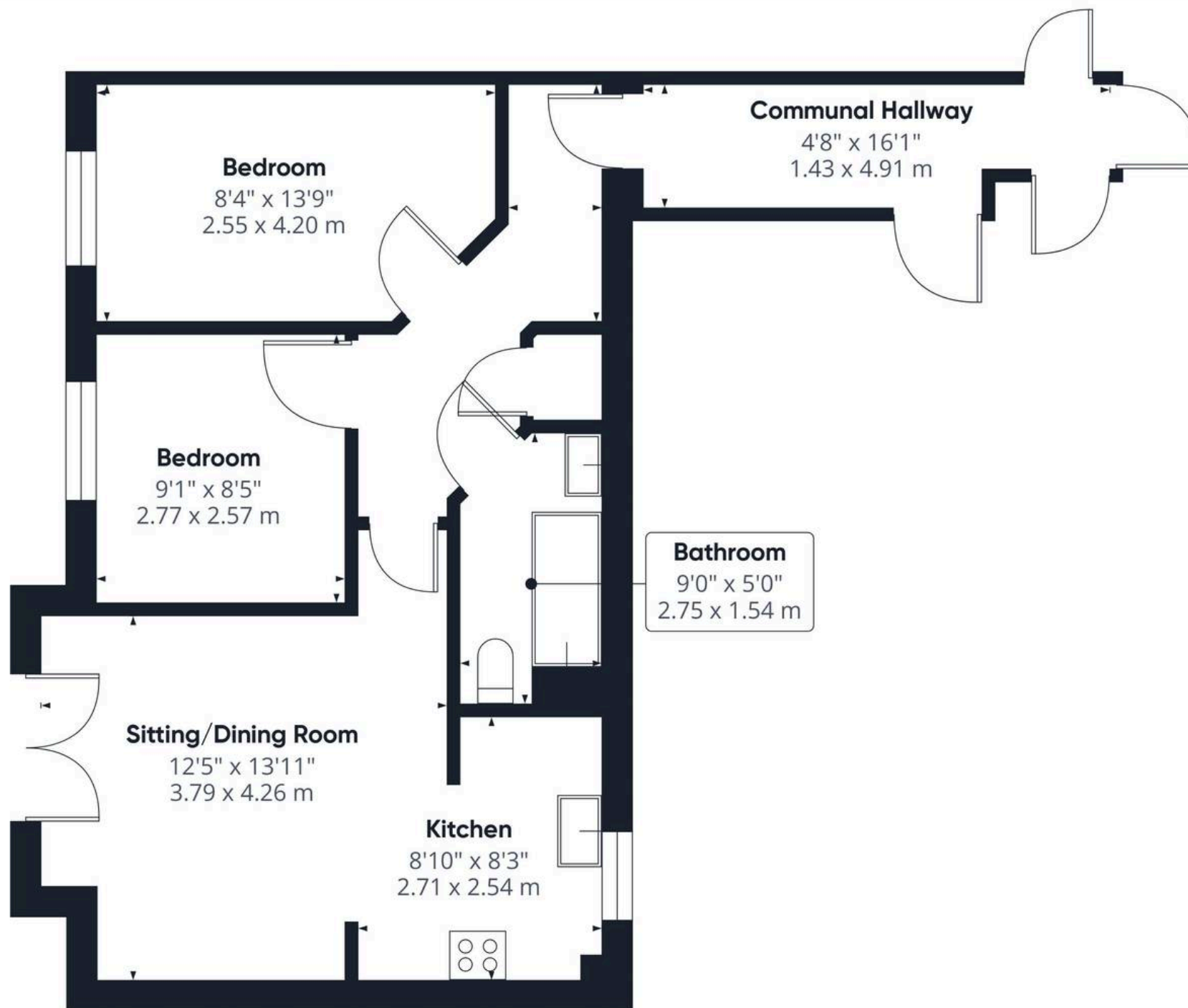




## THE GREAT OUTDOORS

The property sits just a few moments walk from a communal green and children's play park with a range of amenities just a few moments walk further and Longwater retail park slightly further than this. Regular public transport busses run from the development to Norwich city centre and many other locations. For those commuting for work or other reasons, the A47 is within a few minutes drive as well as the A11.





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

601 ft<sup>2</sup>

55.7 m<sup>2</sup>

(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**





## Starkings & Watson Hybrid Estate Agents

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