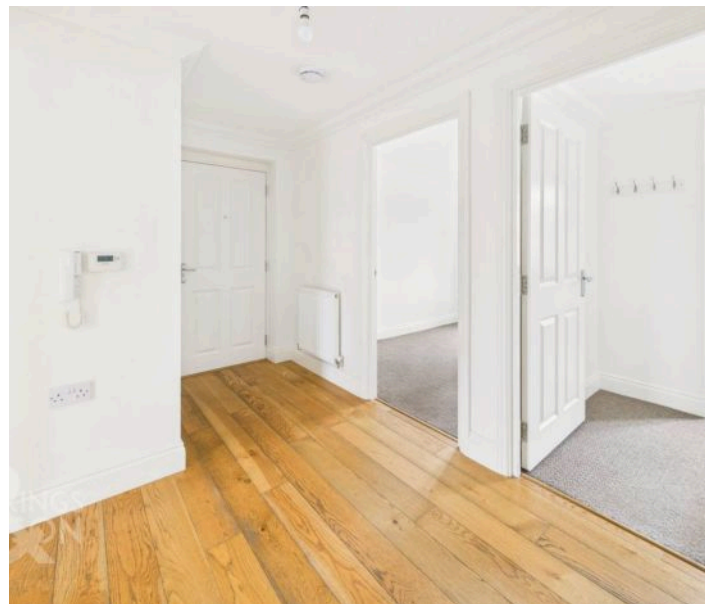




Vanguard Chase, Norwich - NR5 0UH



Vanguard Chase

Norwich

NO CHAIN. This ground floor APARTMENT exudes contemporary charm and ELEGANCE. This single-storey residence, situated within a Hopkins-built home showcasing attractive SASH WINDOWS, presents an inviting living environment and ALLOCATED PARKING for one vehicle. Upon entering, you are greeted by a welcoming HALL ENTRANCE adorned with practical BUILT-IN STORAGE facilities - an ideal space for tucking away every-day essentials. The property boasts an EXPANSIVE 18' OPEN PLAN LIVING/KITCHEN area, providing a versatile and airy setting for daily living, complete with WOOD FLOORING underfoot. The seamless flow between the living and kitchen spaces offers convenience and modernity, ideal for today's dynamic lifestyles. TWO BEDROOMS include the main bedroom with BUILT-IN WARDROBES. Completing the internal layout is a stylish FAMILY BATHROOM, boasting ATTRACTIVE TILING and a MIXER SHOWER TAP.

Council Tax band: G

Tenure: Leasehold

EPC Energy Efficiency Rating: C

- Ground Floor Apartment with Single Storey Living
- Hopkins Built Home with Attractive Sash Windows
- Hall Entrance with Built-in Storage
- 18' Open Plan Living/Kitchen Space
- Two Bedrooms with Built-in Wardrobe to the Main Bedroom
- Family Bathroom with Mixer Shower Tap
- Allocated Parking
- Close to A47 & Local Amenities

Located on the outskirts of the City of Norwich, a variety of local amenities are within walking distance including pubs, restaurants, school, local takeaways, and doctors. You also have the Longwater Retail Park just a 10 minute drive away, offering a full range of retail outlets. Transport links into Norwich are excellent, with regular buses, and access can be gained to the A47 providing access to the A11.



SETTING THE SCENE

With an attractive front facade, this well maintained block includes a leafy and green frontage with a footpath taking to the main entrance door. To the rear of the property, further lawned gardens can be found with allocated parking and a further access door. The well kept internal communal spaces include an intercom entry system with access leading to the main private hall entrance of the apartment.

THE GRAND TOUR

Once inside, engineered wood flooring runs underfoot with a built-in storage cupboard to one side, further built-in laundry cupboard opposite, and doors taking you to the bedroom and living accommodation. Fully open plan with three sash windows offering a light and bright feel, continued engineered wood flooring flows underfoot with ample space for soft furnishings and a dining table. The kitchen runs across one end of the room with a range of wall and base level units including attractive tiled splash-backs and integrated cooking appliances, including inset gas hob and built-in electric double, with tiled splash-backs and an extractor fan. Space is provided for a fridge freezer, dishwasher and washing machine, with a cupboard housing the wall mounted gas fired central heating boiler. The two bedrooms are both finished with fitted carpet and double glazing, with the main bedroom including a built-in wardrobe to one corner. Completing the property is the family bathroom, with a white three piece suite including half tiled walls and a mixer shower tap over the bath with tiled effect flooring underfoot.

FIND US

Postcode : NR5 0UH

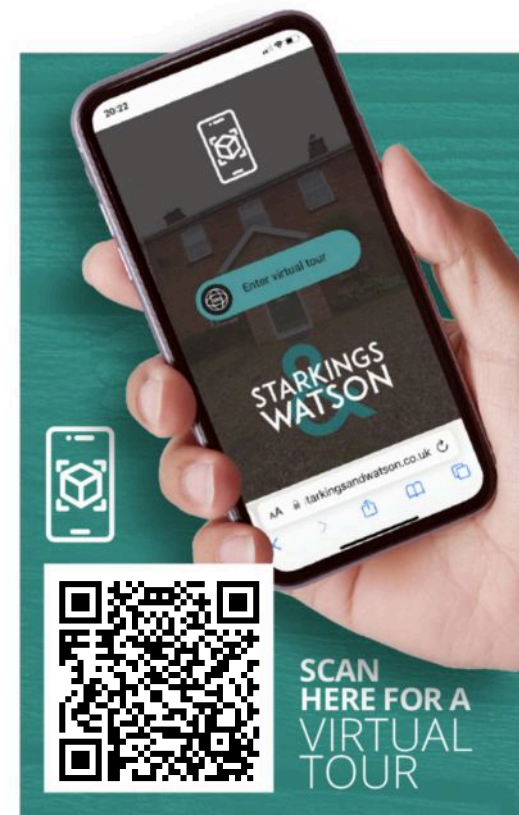
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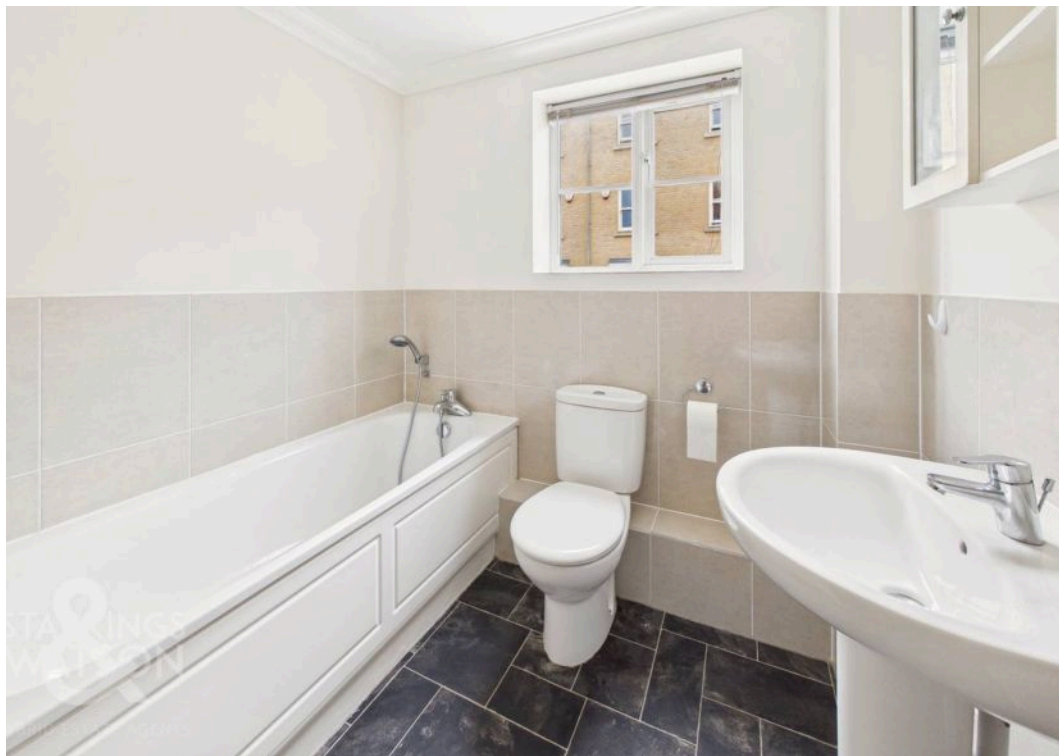
VIRTUAL TOUR

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 112 year lease. Ground rent is charged at £115 PA. The current service charges have been £1229.87 PA and £247.5 - this includes the upkeep of the building, communal green spaces on the development and buildings insurance.



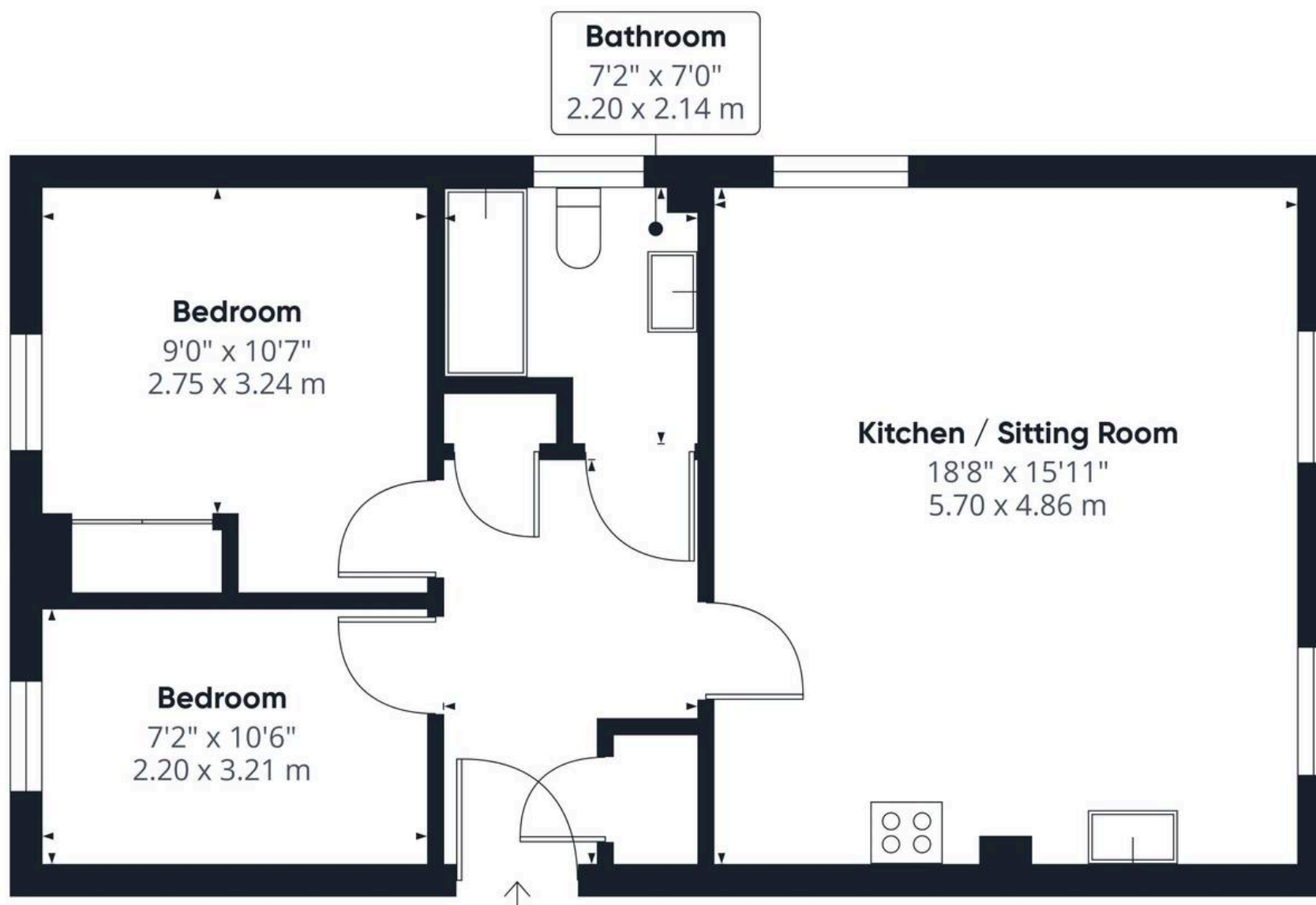




THE GREAT OUTDOORS

Well maintained lawned gardens can be found to the rear, with allocated parking provided for one vehicle.





Approximate total area⁽¹⁾

629 ft²
58.3 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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Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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.