



Hamilton Court Trafalgar Square, Poringland - NR14 7WS

Hamilton Court Trafalgar Square

Poringland, Norwich

NO CHAIN. Discover this TOP FLOOR APARTMENT offering a fantastic opportunity for effortless living. The property boasts a LONG LEASE of some 981 Years, ensuring peace of mind for years to come. Spread across over 1000 Sq. ft (stms), the accommodation includes UNDERFLOOR HEATING and exudes SPACIOUSNESS. As you enter, the HALL OFFERS extensive storage, leading to an 18' SITTING ROOM - welcoming you with a charming BALCONY to enjoy a morning coffee or evening sunset. The heart of the home, a generous 19' FITTED KITCHEN/DINING ROOM provides ample DINING SPACE, perfect for entertaining friends and family. This apartment also features TWO DOUBLE BEDROOMS - both with BUILT-IN WARDROBES, offering comfort and privacy, along with an EN SUITE and FAMILY BATHROOM for ultimate convenience. Surrounding the property, you will find lush OUTSIDE LAWNED COMMUNAL GARDENS. Additionally, parking is no hassle with a private CAR PORT at your disposal, providing not only shelter for your vehicle but also leading to a SECURE BRICK BUILT STORAGE SHED for all your outdoor needs.

Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



- No Chain!
- Top Floor Apartment with Car Port Parking
- Long Lease of Some 981 Years
- Over 1000 Sq. ft (stms) of Accommodation
- 18' Sitting Room with Balcony
- 19' Fitted Kitchen with Ample Dining Space
- Two Double Bedrooms
- En Suite & Family Bathroom

Situated within the highly sought after South Norwich village of Poringland. The village itself offers every amenity a family could need, including doctors, dentist, shops, schools and regular bus links to Norwich. Still a rural village, various walks and parks can be enjoyed, with various other villages and hamlets close by with further walks and public houses.

SETTING THE SCENE

From the communal car park, car port parking for one vehicle can be found, with a brick built shed offering storage. A communal pathway leads to the main entrance door where a secure intercom entry system provides access to the building and the stairs to the first floor.

THE GRAND TOUR

Stepping inside the apartment, the hall entrance is finished with tiled effect flooring with two built-in storage cupboards and doors lead into the bedroom and living accommodation. The main sitting room sits at the far end of the hall entrance with dual aspect views via the front facing window and rear facing sliding patio doors which open up to the balcony beyond. The room is finished with fitted carpet, underfloor heating and wall lighting.



Sitting adjacent the fitted kitchen can be found with an L-shaped arrangement of wall and base level units including inset cooking appliances with an integrated gas hob and built-in electric oven with tiled splash-backs and extractor fan above. Space is provided for general white goods including fridge freezer, dishwasher, washing machine and tumble dryer, with tiled flooring flowing underfoot with underfloor heating. Two front facing windows offer excellent natural light, whilst the cupboard encloses the wall mounted gas fired central heating boiler. The bedroom accommodation starts with the main double bedroom complete with fitted carpet and underfloor heating, with a front facing window and built-in double wardrobe with sliding mirrored doors. A private ensuite leads off, with a white three piece suite including a walk-in double shower cubicle with thermostatically controlled shower, tiled splash-backs, tiled flooring with underfloor heating and heated towel rail. The second bedroom is an equally spacious double room with fitted carpet and underfloor heating, and built-in wardrobe with sliding mirror doors. Completing the property is the family bathroom with a white three piece suite including storage under the hand-wash basin, mixer shower tap over the panelled bath, with tiled splash-backs, tiled floor and underfloor heating.

FIND US

Postcode : NR14 7WS

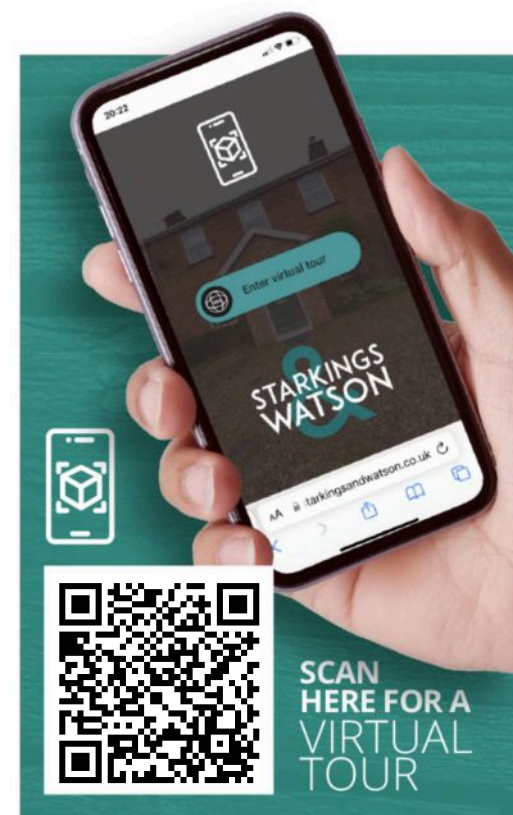
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VIRTUAL TOUR

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

AGENTS NOTES

The property offers a remainder of a 999 year lease, with some 981 years remaining. Service charges are in the region of £105 PCM.



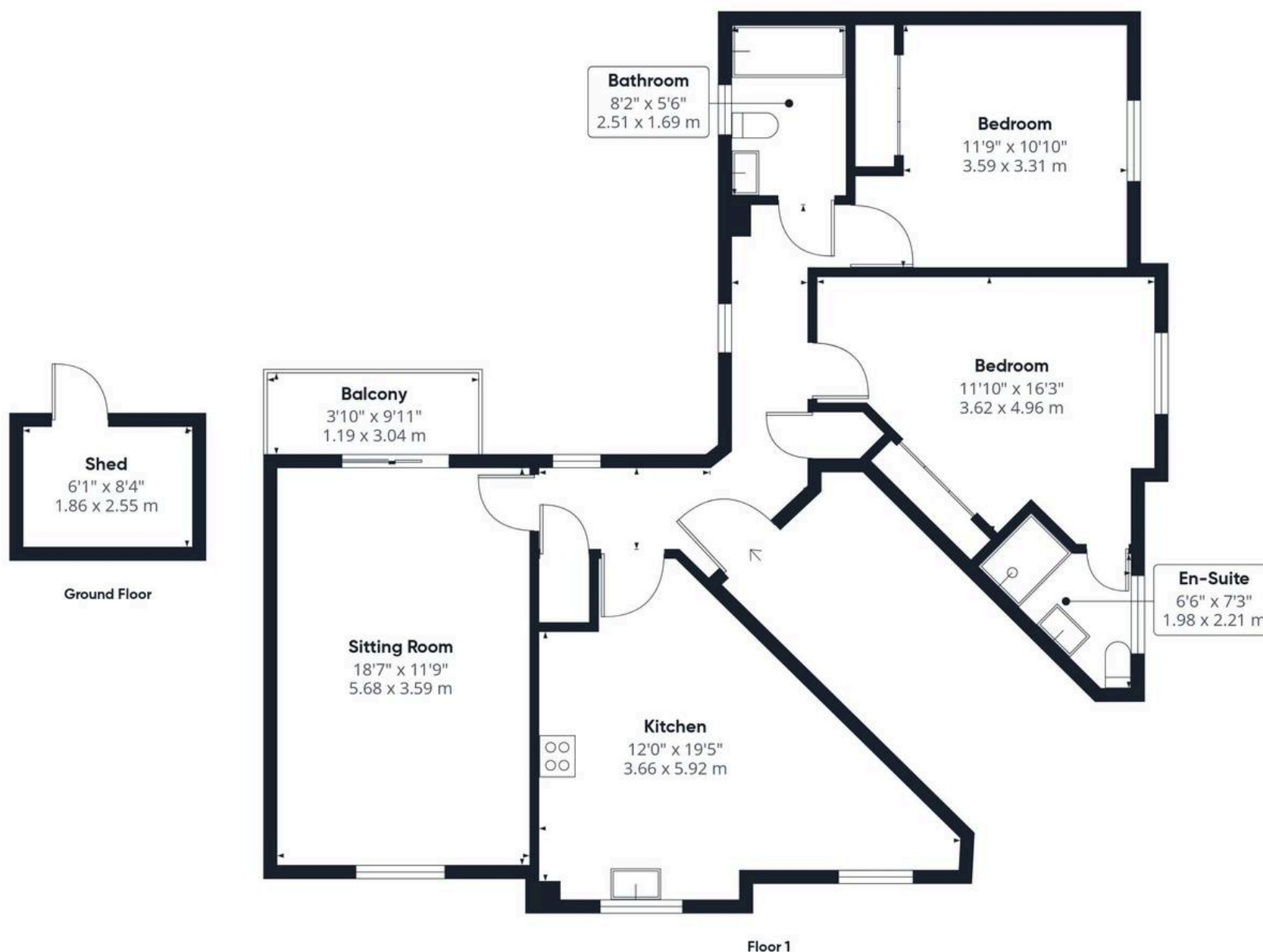




THE GREAT OUTDOORS

The balcony seating area is finished with timber decking and offers ideal space for a small bistro set. Outside lawned communal gardens can be found, with parking included within a private car port which leads to a secure brick built storage shed.





Approximate total area⁽¹⁾

1006 ft²

93.2 m²

Balconies and terraces

39 ft²

3.6 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 are 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.