



Bromedale Avenue, Mulbarton - NR14 8GG



Bromedale Avenue

Mulbarton, Norwich

NO CHAIN. Providing scope for modernisation/updating and built by the popular HOPKINS HOMES with over 100 years on the lease, this end-of block GROUND FLOOR APARTMENT is ideally situated opposite OPEN GREEN SPACE, and within a short walk to local shops, buses, PRIMARY SCHOOL and THE COMMON. As you step inside, you are greeted by a SPACIOUS HALL ENTRANCE with ample BUILT-IN STORAGE. The DUAL ASPECT 15' SITTING ROOM leads off, flooded with natural light, creating a welcoming atmosphere for relaxation or entertainment. The adjacent 15' KITCHEN/DINING ROOM is perfect for cooking up a storm or hosting intimate gatherings, with ample space for a dining table. The property comprises TWO WELL-PROPORTIONED BEDROOMS, ideal for unwinding after a long day, and a FAMILY BATHROOM equipped with a SHOWER for your convenience. Outside, the maintained COMMUNAL wrap-around GARDENS provide a tranquil setting, giving you the perfect spot to enjoy a morning coffee or an evening unwind. To the rear, a spacious car park features allocated parking for one vehicle and additional visitor bays for guests.

Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- No Chain!
- Ground Floor Apartment in Central Location
- Ample Parking & Visitor Bays
- Dual Aspect 15' Sitting Room
- 15' Kitchen/Dining Room
- Two Bedrooms
- Family Bathroom with Shower
- Maintained Wrap Around Gardens

The popular village of Mulbarton is located to the south of Norwich, with regular buses running to and from. Excellent road links lead to Norwich, along with the A140 out of the county. The village offers a range of local amenities including supermarket, public houses and excellent schooling, with the schools feeding to Hethersett Academy with school buses provided.

SETTING THE SCENE

Tucked away at the end of a residential footpath overlooking open green space, the ground floor secure intercom entry leads to a communal entrance with the main entrance hall for the apartment leading off.



THE GRAND TOUR

Once inside, a welcoming hall entrance is finished with wood effect flooring for ease of maintenance, with two useful built-in storage cupboards and doors leading into the bedrooms and living accommodation. The main sitting room enjoys dual aspect views to front and side overlooking the gardens and green space, with wood effect flooring underfoot and a wall mounted electric heater. The kitchen/dining room sits adjacent with a U-shaped arrangement of wall and base level units with integrated cooking appliances including an inset electric hob and built-in electric double oven with an extractor fan above and tiled splash-backs running around the work surface. Space is provided for a fridge freezer, washing machine and dishwasher, with a further front facing window, vinyl flooring and space for a dining table. Two bedrooms sit at the rear of the property, both finished with wood effect flooring for ease of maintenance, double glazed windows and wall mounted electric heating. Completing the property is a family bathroom with a white three piece suite offering a mixer shower tap over the bath, with a glazed shower screen, tiled splash-backs and heated towel rail.

FIND US

Postcode : NR14 8GG

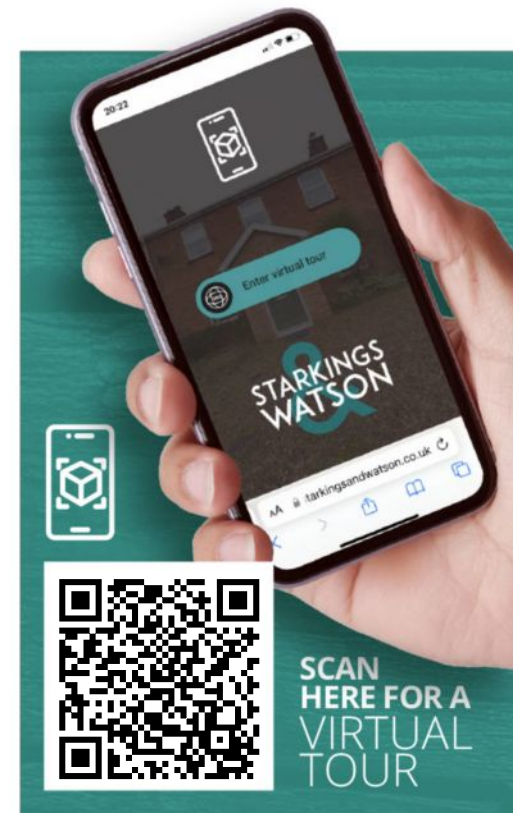
What3Words : ///alienated.nudge.sang

VIRTUAL TOUR

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

AGENT'S NOTES

The property is offered on a leasehold basis with approximately 103 years remaining. Ground rent is charged at £115 PA with the service charge in the region of £165 PCM.



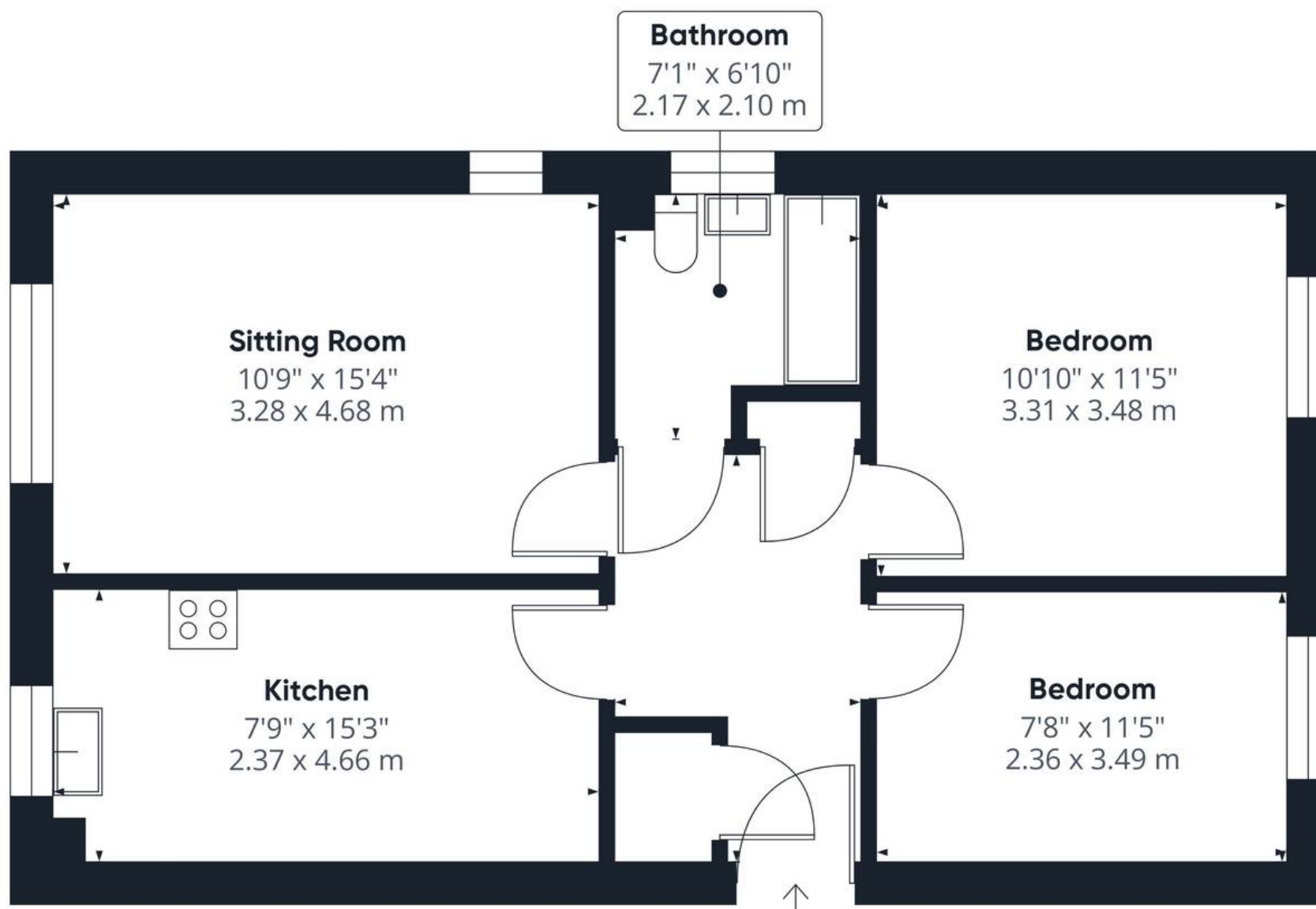




THE GREAT OUTDOORS

Communal wrap-around gardens can be found to the side of the apartment block, providing an open aspect to the rear car park where allocated parking can be found for one vehicle, along with visitor parking adjacent.





Approximate total area⁽¹⁾

629 ft²

58.5 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.