



Anastasia House Overtons Way, Poringland - NR14 7WY



Anastasia House

Overtons Way, Poringland, Norwich

NO CHAIN. This MODERN and WELL KEPT first floor APARTMENT is situated in the CENTRE of PORINGLAND, with ALLOCATED PARKING and a SPACIOUS LAYOUT. With modern luxuries such as uPVC DOUBLE GLAZING and gas fired CENTRAL HEATING installed, the property includes a NEUTRAL DECOR and FLOOR COVERINGS, and is ready for occupation. The HALL ENTRANCE offers STORAGE SPACE, leading to the DOUBLE BEDROOM and MODERN FAMILY BATHROOM with a SHOWER, built-in storage and TILING over the bath. The main LIVING SPACE is OPEN PLAN to the KITCHEN, with SPACE for APPLIANCES.

Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: B

- No Chain!
- First Floor Apartment
- Open Plan Living
- Modern Kitchen
- One Double Bedroom
- Family Bathroom with Shower
- Double Glazing & Central Heating
- Allocated Parking



Situated at the front of the Norfolk Homes development within the 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

With an access leading from the car park, a communal entrance with intercom entry system leads to the first floor, and the main entrance door to the apartment.

THE GRAND TOUR

Heading through the front door, the hall entrance offers wood effect flooring with a secure entry telecom system. There is ample space for coats and shoes, and a loft access hatch above. Door lead off to all the rooms, starting with the sitting room and open plan room to the kitchen. Fitted carpet runs underfoot, with two windows to the front of the building, and ample space for a dining table. The kitchen is open plan with a u-shape arrangement of kitchen units, including an inset electric ceramic hob and built-in electric oven. Tiled splash backs run around the work surface, with space for general white goods, and a wall mounted gas fired central heating boiler.



The double bedroom sits off the hall, also carpeted, and with room for free standing or built-in wardrobes. The family bathroom has been modernised with a range of storage, tiling around the bath and a shower over the bath.

FIND US

Postcode : NR14 7WY

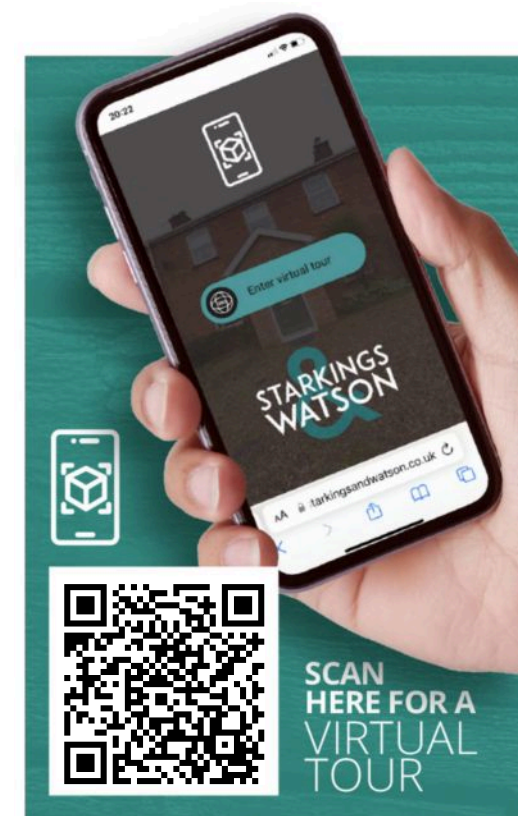
What3Words : ///melons.crockery.tolls

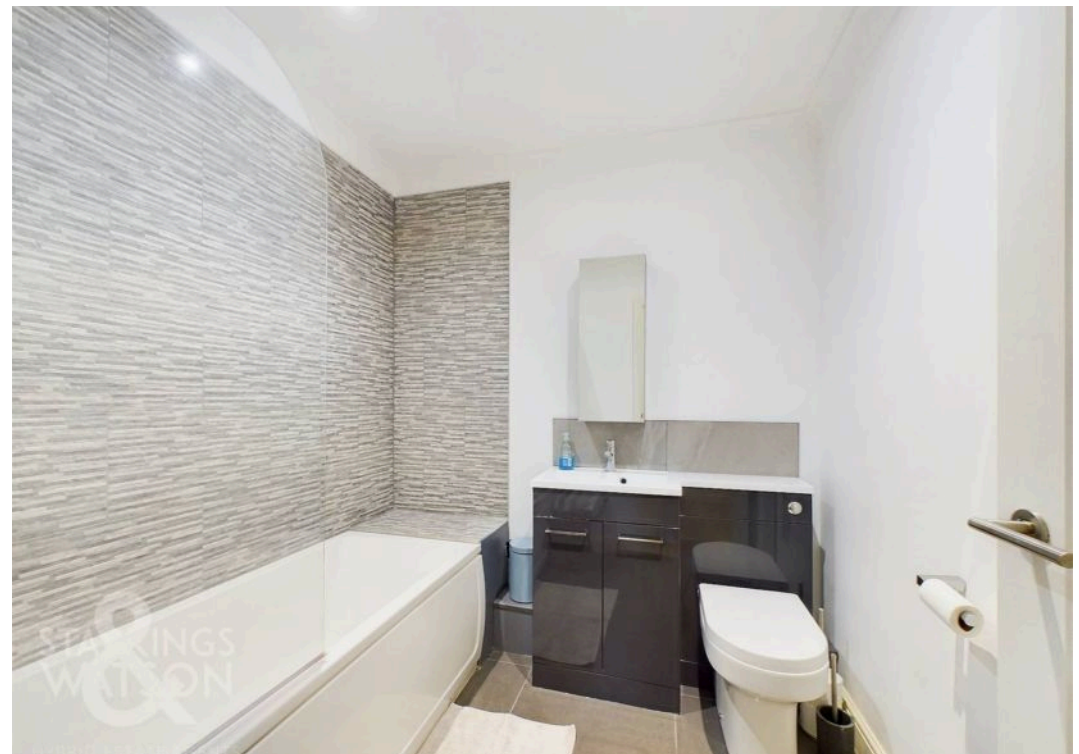
VIRTUAL TOUR

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

AGENTS NOTE

We are advised the lease has a term of 125 years from 3 August 2018, with the ground rent charged at £335.79 PA, along with a service charge in the region of £250 PA and buildings insurance of £135 PA. These figures are approximate.



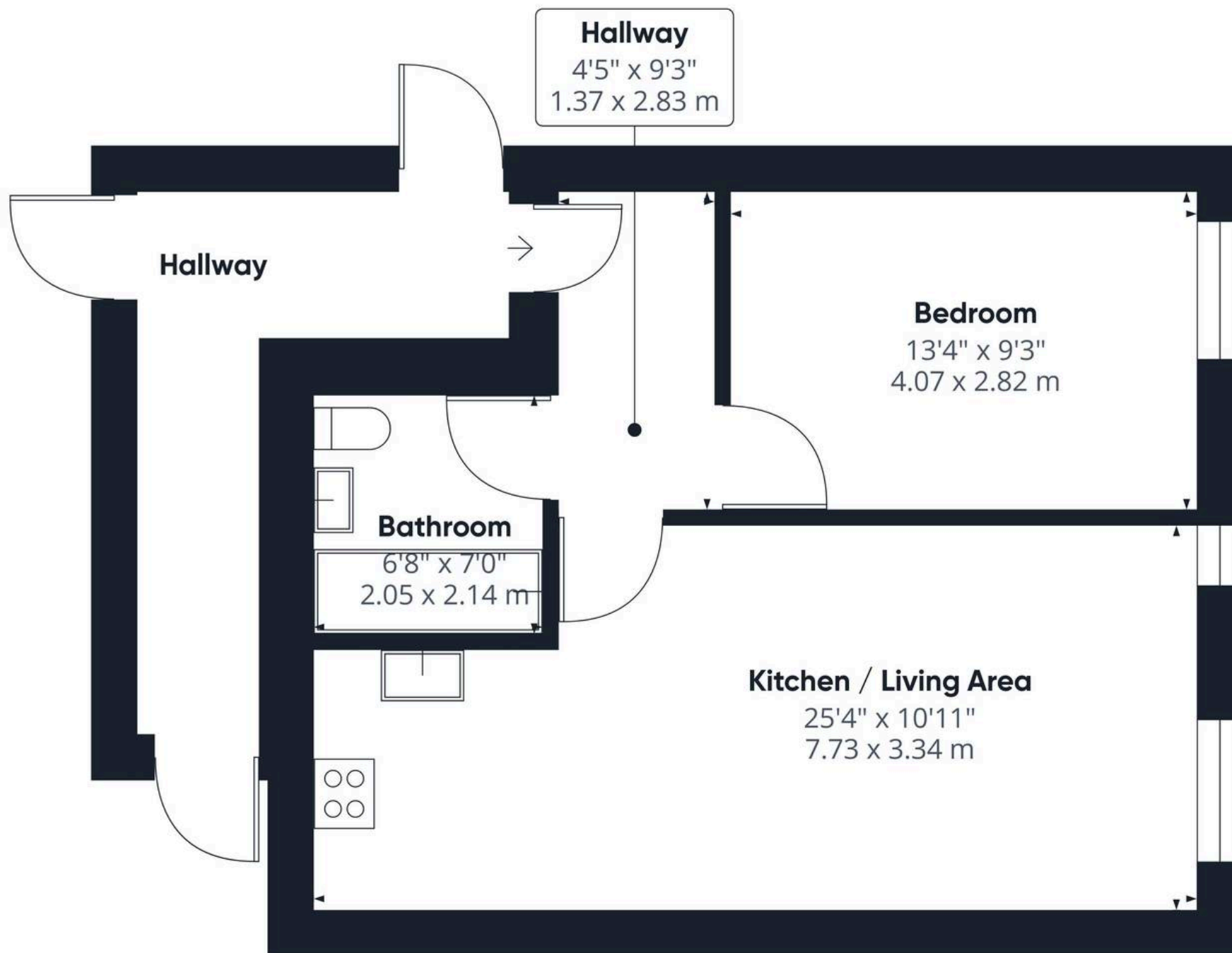




THE GREAT OUTDOORS

Whilst there are no private gardens with the property, to the outside, the car park offers parking for one vehicle, and residents bin store is provided. Green space is just the other side of the village Library, a short walk away.





Approximate total area⁽¹⁾

474.83 ft²

44.11 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360



Starkings & Watson Hybrid Estate Agents

2A Shotesham Road, Poringland - NR14 7LE

01508 356456 • poringland@starkingsandwatson.co.uk • starkingsandwatson.co.uk

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.