



## 24 Coniston Close, Norwich

£170,000 Leasehold

Nestled within a peaceful cul-de-sac location, this charming 2 bedroom apartment offers a unique opportunity for first-time buyers and investors alike. The motivated vendors have meticulously maintained the property, ensuring it is presented in immaculate condition throughout. This apartment embodies the essence of comfortable and convenient living, making it a compelling choice for those looking to establish a home or investment property in a desirable location.

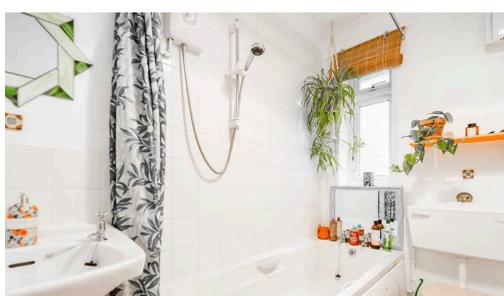
## Location

Located in the heart of Norwich's NR5 area, Coniston Close offers an ideal blend of suburban tranquillity and city convenience. This well-situated property benefits from a peaceful residential atmosphere, while being only a short drive from Norwich city centre, with its vibrant shopping, dining, and entertainment options. Excellent transport links make commuting easy, and the property is well-served by nearby amenities, including local shops, schools, and healthcare facilities. With the beautiful Earlham Park and the University of East Anglia within close reach, this location is perfect for families, professionals, and students alike. Embrace comfortable living in this sought-after neighbourhood, with everything you need just moments away.



## Coniston Close

Upon entering the property through a private entrance hall, you are greeted by a staircase leading up to the spacious apartment hallway. To the left, a generously sized living room awaits, offering a welcoming atmosphere for relaxation and entertaining. On the right, you will find a well-appointed bathroom featuring a convenient shower-over-bath setup for added comfort.



Continuing down the hallway, the apartment's functional layout leads you to a modern kitchen area on the right. Equipped with a stove and oven, the kitchen provides ample space for a washing machine or dishwasher, catering to your culinary needs with ease. Bright and airy, this space is designed to inspire creativity in meal preparation and dining experiences.

At the end of the hallway, two comfortable bedrooms offer peaceful retreats for rest and relaxation. Each bedroom boasts a serene ambience, making them ideal spaces for unwinding after a busy day. With pleasing views overlooking woodlands to the rear of the property, residents can enjoy a symbiotic connection with nature, enhancing the overall sense of tranquillity within the apartment.

An outstanding feature of this apartment is the generous private garden that backs onto woodlands, providing a serene and verdant outlook. The outdoor space offers endless possibilities for creating a tranquil oasis or entertaining area, allowing you to enjoy the beauty of nature in your own backyard.

The property's ideal blend of suburban tranquillity and city convenience is further enhanced by its proximity to excellent transport links and a host of nearby amenities. Whether you prefer a peaceful retreat amidst the trees or easy access to urban conveniences, this apartment offers the best of both worlds for a truly balanced lifestyle.

### Agents Notes

We understand this property will be sold leasehold, with 121 years left on the lease. Connected to all main services.

Maintenance fee of £215.27 per year

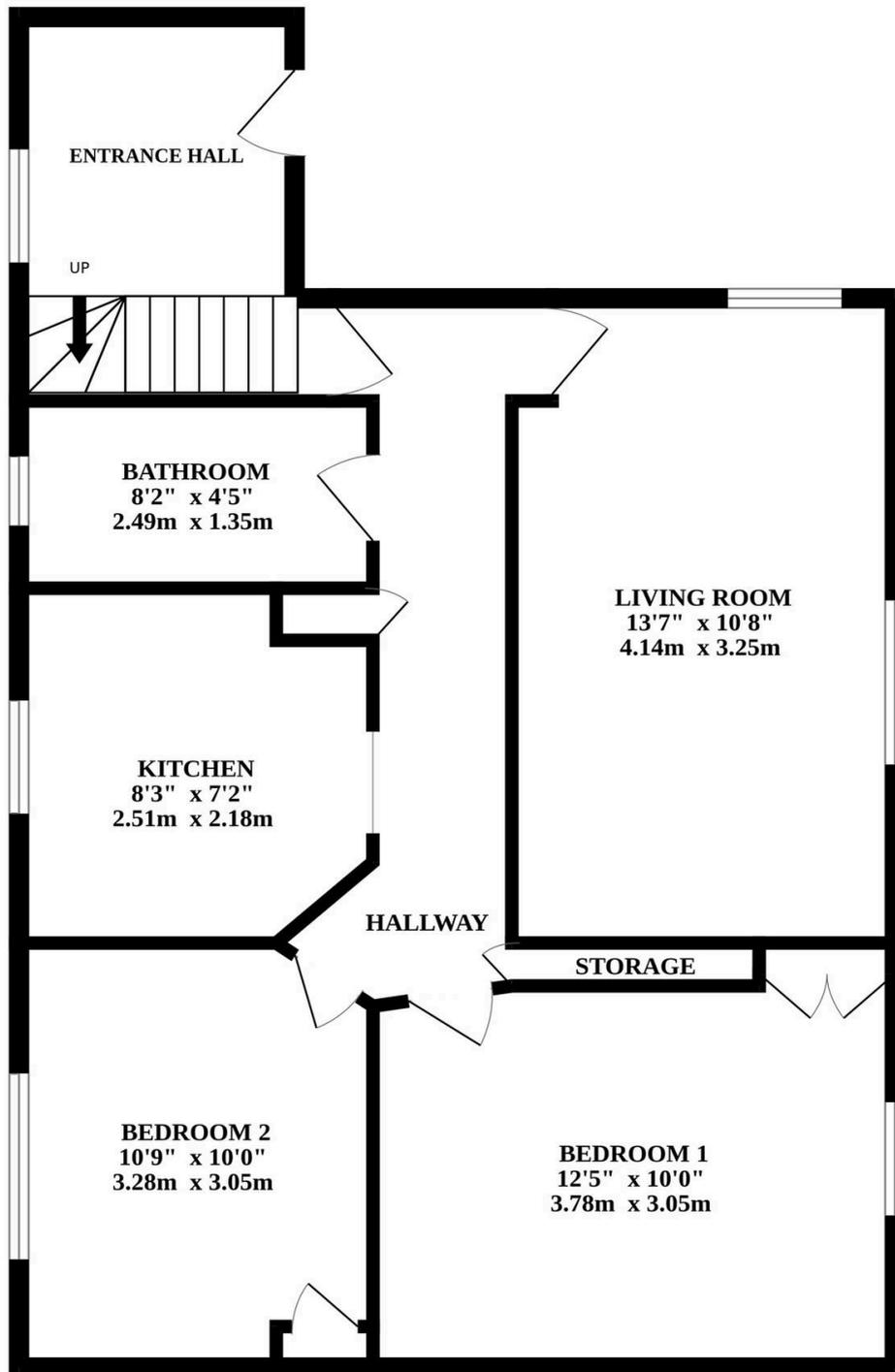
Restriction on property: From council - can't exchange until 25 March 2025

Council Tax band: B

Tenure: Leasehold



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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