

ARLINGTON  
PARK



4 Cordwainer Close  
Sprowston, Norwich, NR7 8GT  
Price Guide £160,000



1 1 1 B

**\*\*\* Guide £160,000 - £170,000\*\*\* Situated on a sought-after estate in Sprowston, this stylish one-bedroom flat presents an excellent opportunity for first-time buyers or investors. Offering a modern interior with a light and airy living space, the property boasts off-road parking, modern conveniences, and excellent access to local amenities and transport links. With no onward chain for a smooth purchase, this property is sure to generate interest.**

- Modern one-bedroom apartment
- Perfect for first-time buyers or investors.
- Light and airy lounge/diner
- Modern kitchen with integrated appliances.
- Off-road parking
- No onward chain
- Easy access to public transport links and major roads



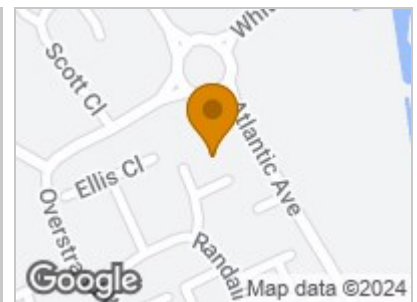
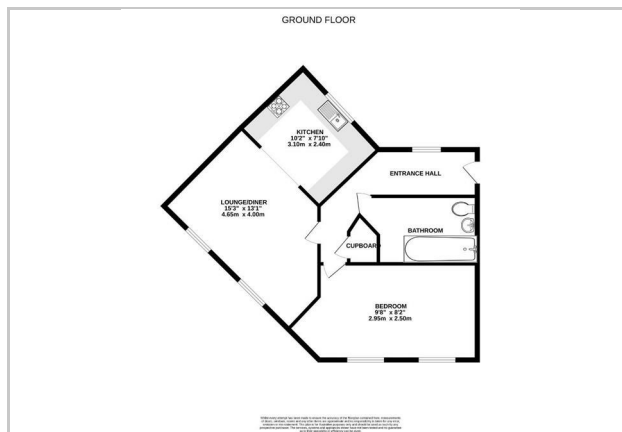
Guide £160,000 - £170,000

This stylish one-bedroom first-floor flat is situated on a desirable estate in Sprowston, perfect for first-time buyers or investors. Offering a secure intercom entry system for peace of mind, the property boasts a light and airy lounge/diner, ideal for relaxing or entertaining. The modern kitchen comes complete with integrated appliances, while the good-sized bedroom offers ample storage space. A stylish bathroom with a shower over the bath completes the internal accommodation.

Adding to the convenience are two off-road parking spaces and double glazing throughout for warmth and energy efficiency. Gas central heating ensures cosy winters, and the property is offered with no onward chain for a smooth purchase.

Cordwainer Close benefits from excellent local amenities, including shops, pubs, restaurants, and supermarkets. Public transport links are plentiful, with the Sprowston Park & Ride nearby for easy access to Norwich city centre. The property also offers easy access to the Norwich Ring Road (NDR) and the stunning Norfolk Broads.

The property is leasehold with a remaining term of 125 years from 1 January 2016. Ground rent is £150 per year and service/maintenance charges are £148 per month. Ultrafast full fibre broadband and mains water and electricity are also available. Don't miss out on this fantastic opportunity! Contact us today to arrange a viewing.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		84	84
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	