

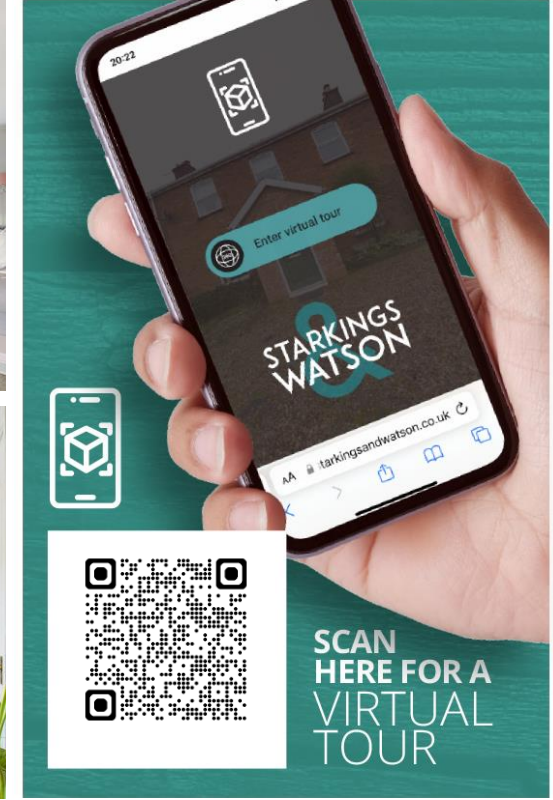
BURDOCK CLOSE

Wymondham NR18 0YE

Freehold | Energy Efficiency Rating : C

To arrange an accompanied viewing please pop in or call us on 01953 438838

FOR SALE
PROPERTY



arla | propertymark

PROTECTED

naea | propertymark

PROTECTED



For our full list of available properties, or for a FREE INSTANT online valuation visit

starkingsandwatson.co.uk



STARKINGS
WATSON

- Top Floor Apartment
- Presented In Immaculate Order
- Large Main Sitting/Dining Room
- Separate Renovated Kitchen/Breakfast Room
- Two Double Bedrooms
- Family Bathroom
- Allocated Parking
- Opposite Green Space With Far Reaching Views

IN SUMMARY

Presented in IMMACULATE ORDER is this exceptional, TOP FLOOR, purpose built TWO BEDROOM APARTMENT. Situated within easy reach of Wymondham Town Centre and a wealth of local amenities, this home is an ideal opportunity for any FIRST TIME BUYER, downsizer or INVESTOR! Accommodation comprises; an inviting entrance hall, very generous and bright sitting/dining room, modern kitchen/breakfast room, TWO AMPLE DOUBLE BEDROOMS both with FITTED WARDROBES and a family bathroom. The property also benefits from ONE ALLOCATED PARKING SPACE. Having been thoughtfully improved and exceptionally well maintained, the apartment is most certainly ready to be moved straight into!

SETTING THE SCENE

Approached via the front with green space in front of the building, communal on road parking to the side and the shared parking area to the rear where you will find one allocated parking space for the

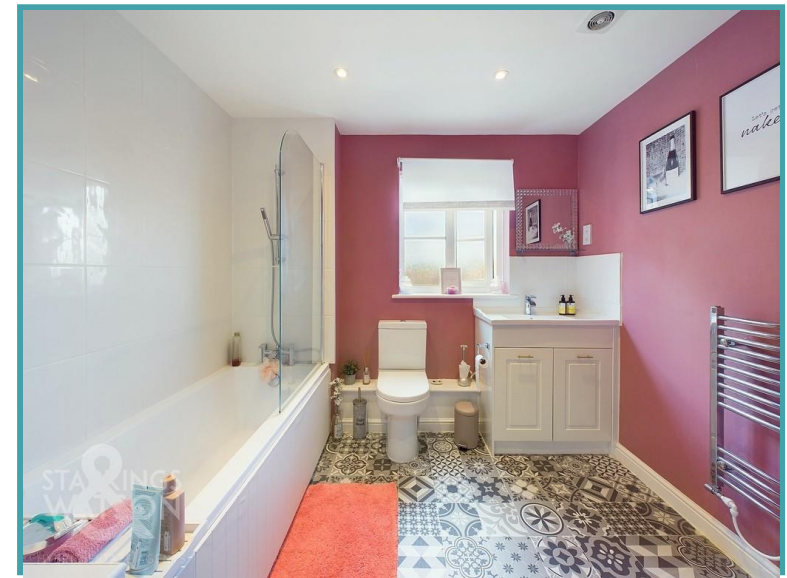
apartment. There is a main communal entrance door on the ground floor with stairs to the top floor where the apartment can be found.

THE GRAND TOUR

Entering the main entrance door to the front you will find an entrance hallway with an airing cupboard, loft access and the intercom system. The first room to the right is the second bedroom, a comfortable room with double wardrobes currently used as an office. The next room is the main bedroom with a bright dual aspect and double fitted wardrobes. On the other side of the hallway is the bathroom which is a very generous size and tastefully decorated with a bath and shower over. The kitchen which is separate to the reception space is accessed via the hallway and offers a range of modern white units and rolled edge worktops over, wall mounted boiler, electric oven and gas hob, whilst there is space for a fridge/ freezer and washing machine as well as space for a breakfast table. The main reception features four windows with a dual aspect as well as plenty of space for soft furnishings.

OUT & ABOUT

The property is located in the market town of Wymondham, and within walking distance to a very good range of everyday amenities including shops, leisure centre and doctors surgery. Situated approximately 10 miles south west of Norwich, fantastic access leads to the A11. The town also has a railway station with direct trains to Norwich to Cambridge. Excellent schooling can be found at



To arrange an accompanied viewing please call our Wymondham Office on **01953 438838**



Wyndham College & Wyndham High School, both are highly thought of within the area.

FIND US

Postcode : NR18 0YE

What3Words : ///fidgeted.collected.unscrew

VIRTUAL TOUR

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

AGENTS NOTE

Buyers are to be made aware the flat is sold on a leasehold basis with 101 years remaining on the current lease. Service charge and ground rent amount to approximately £1200 PA combined.

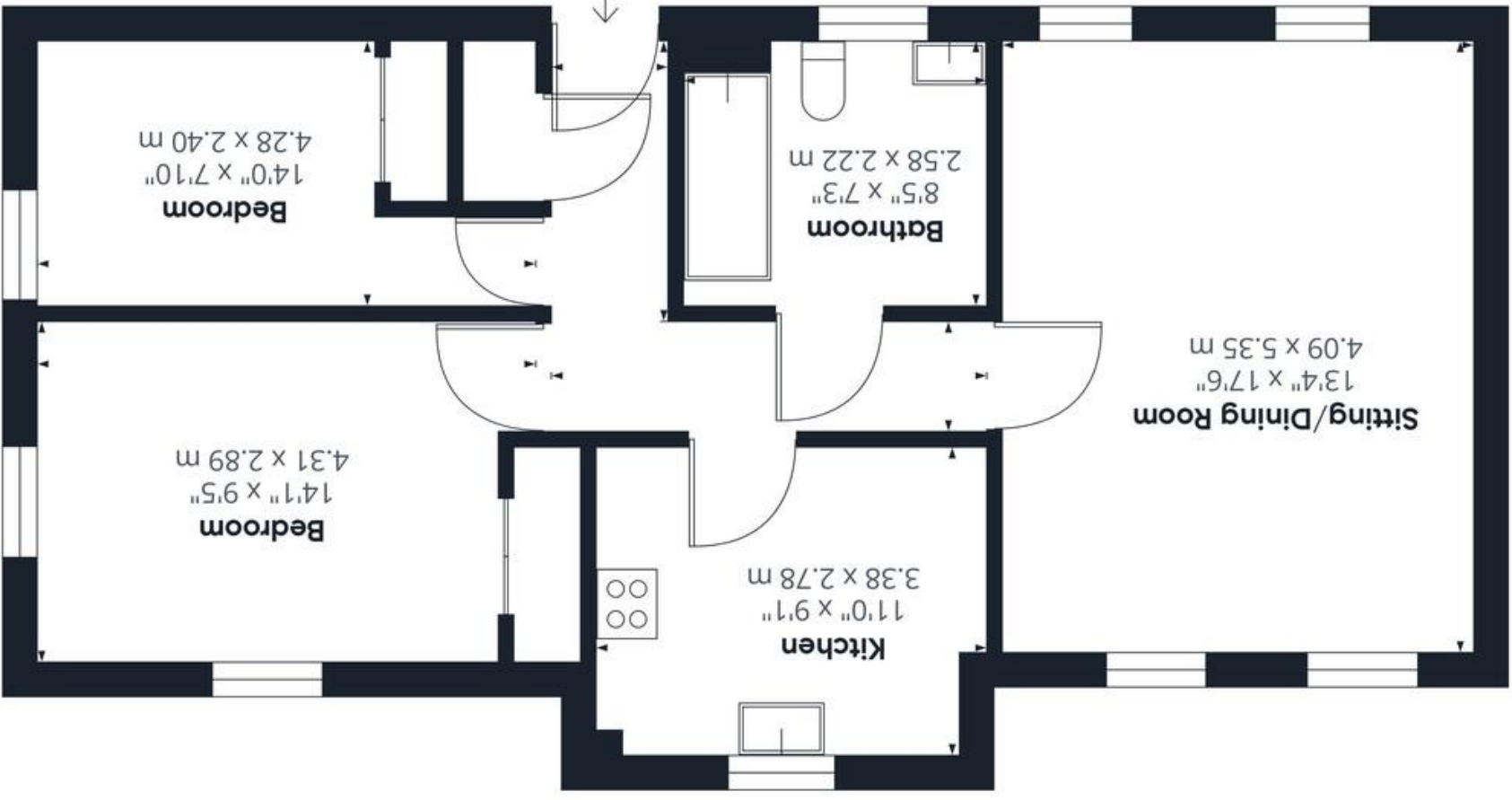
Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

Price:



For our full list of available properties, or for a FREE INSTANT online valuation visit

starkingsandwatson.co.uk



GIRAFFE 360

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

(1) Excluding balconies and terraces

Approximate total area^m
 715.35 ft²
 66.46 m²