



Estate Agents  
Sales & Lettings  
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### PROPERTY DESCRIPTION:

A well designed and spacious 2 bedroom ground floor apartment that is situated in a highly sought after location just off Denmark Road. The current owners have extended the current lease which runs for a further 165 Years ending in 2190. Don't miss this one

- \* Spacious 2 Bedroom Ground Floor Flat
- \* 16 ft Lounge/Diner
- \* Modern Kitchen & Bathroom

**The Erins**  
Norwich NR3 4JP

**£152,500**

- \* Modern Boiler For Gas heating To Rads
- \* One Allocated Parking Space
- \* 165 Years Remaining On The Lease



**Tenure:** Leasehold  
**Lease Details:** Term Beginning 01/01/2001 to 31/12/2190  
**Years Remaining:** 165 Years Remaining  
**Service Charges:** £250 Per Quarter  
**Ground Rent:** Pepper Corn

**Council Tax Band:** B  
**EPC:** C

## ACCOMMODATION

### Communal Front Door & Entrance Hall To:

### Own Front Door:

#### Inner Hall:

Storage cupboard, radiator, entry phone, cove ceiling

**Spacious Lounge/Diner** 16' 1" x 13' 2" (4.91m x 4.01m)  
16' 1" x 13' 2" (4.91m x 4.01m) narrowing to 3' 2" (4.01m)  
Double glazed bay window, radiator, television point, telephone point, radiator, cove ceiling

**Modern Kitchen:** 8' 6" x 7' 3" (2.60m x 2.20m)  
Modern kitchen comprising: Sink and drainer with mixer tap and cupboard below, further eye and base units, work tops, 4 ring ceramic hob, oven below and filter above, space and plumbing for washing machine, room for further electrical appliance, modern boiler for gas heating to radiators and domestic hot water, part tiled walls, double glazed window, cove ceiling

**Bedroom 1:** 11' 3" x 9' 9" (3.43m x 2.96m)  
Double glazed window, radiator, cove ceiling

**Bedroom 2:** 10' 10" x 7' 5" (3.30m x 2.25m)  
Double glazed window, radiator, cove ceiling

#### Modern Bathroom:

Modern white suite comprising: Panel enclosed bath with shower, pedestal wash hand basin, low level W.C, radiator, part tiled walls, cove ceiling

#### Outside:

Well maintained communal Lawns and one allocated parking space

#### Allocated Parking Space:



Members of the PRS –  
Property Redress Scheme

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