



103 Greyfriars Road

, Norwich, NR1 1PR

Offers in excess of £250,000

QUALITY WITHOUT COMPROMISE

Conisford Court sets new standards for contemporary design, using traditional materials and the highest quality specification to create twenty-six unique luxury homes, tailor-made for modern City living.

Superior materials, convenience features and an uncommon attention to detail combined with spacious light and airy living spaces provide a superior standard of accommodation fitting of its place in the heart of a great City.

DETAILED SPECIFICATION

- Contemporary British-made bespoke kitchen units, with soft closing gloss finish cupboards and drawers in a contemporary cashmere palette.
- Hard-wearing worktops with full-height coloured toughened glass upstand to hob and matching surface splash-backs.
- Stylish Italian porcelain plank-style floor tiling throughout, with luxury carpets to bedrooms.
- Solid oak and oak veneer internal doors, with concealed expanding fire seals and brushed-chrome door furniture.
- Coran shower pivot glass door with resin shower tray and thermostatically-controlled shower controls.
- Comfort cooling and mechanical ventilation with allergy filters and heat-recovery.
- Thermostatically-controlled, super-conductive underfloor heating extending throughout each apartment.
- Ceilings, walls, skirting and architraves finished in modern durable matt and eggshell emulsion.
- Five-lever high security front doors.
- Security lighting with external and internal CCTV to circulation areas and car park.

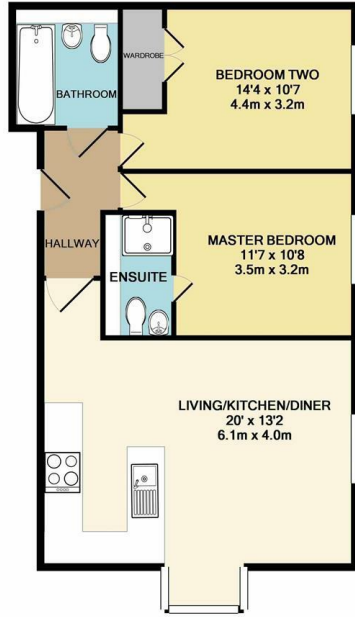
- Luxury Apartment
- Triple Glazed Windows
- Two Double Bedrooms
- Three Piece En-Suite
- Three Piece Family Bathroom
- Fully Integrated NEFF Appliances
- Open Plan Living
- Secure Entrance
- Concierge Service
- Ideal Investment currently rented or £1600pcm

Viewing

Please contact us on 01603 558 666 if you wish to arrange a viewing appointment for this property or require further information.



Floor Plan



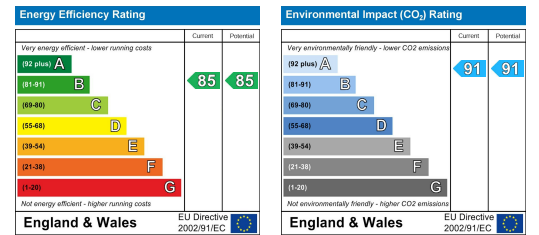
TOTAL APPROX. FLOOR AREA 746 SQ.FT. (69.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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
Made with Metropix ©2019

Area Map



Energy Efficiency Graph



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.

T: 01603 558 666

M: 07369213457

E: david@musgroveandcoestates.co.uk

A: 48 Market Place, North Walsham, Norfolk, NR28 9BT