

# Arnolds | Keys



Flat 2, 89, Lonsdale House Earham Road, Norwich, NR2 3RF

Offers Over £225,000

- TWO BEDROOMS
- OFF ROAD PARKING
- DOUBLE GLAZING
- GAS CENTRAL HEATING
- CHAIN FREE
- WALKING DISTANCE TO CITY CENTRE
- EN-SUITE SHOWER ROOM
- KITCHEN/BREAKFAST ROOM



# Flat 2, 89, Lonsdale House Earlham Road, Norwich NR2 3RF

**\*NO ONWARD CHAIN\*** This generously sized two-bedroom ground floor apartment is situated in the desirable Golden Triangle area of Norwich, conveniently close to the City Centre. The property benefits from an allocated parking space, a secure intercom entry system, gas central heating, and double glazing throughout.



Council Tax Band: C



## **DESCRIPTION**

This spacious and well presented two bedroom apartment is located in the highly sought after Golden Triangle area of Norwich, just a short distance from the city centre. The property is being sold with no onward chain and features a secure entry phone system, gas central heating, and double glazing throughout.

## **ENTRANCE HALL**

Wooden fireproof door, carpeted, radiator, storage cupboard, alarm system, entrance phone, entrances to all rooms.

## **LOCATION**

The Golden Triangle is a highly desirable area located between Earlham and Newmarket Road in Norwich. It offers a fantastic range of amenities, including schools, shops, cafés, restaurants, and pubs. The location provides convenient access to Norwich city centre, Norwich train station, the A47 southern bypass, the A11, as well as the Norfolk & Norwich University Hospital and the University of East Anglia.

## **LOUNGE**

A dual aspect room with two wooden double glazed sash windows to south facing aspect, one wooden double glazed window to west facing aspect. Wooden door with glass panels, carpeted, radiator, internal glass panelled window to kitchen.

## **KITCHEN**

Wooden double glazed window with west facing aspect, vinyl flooring, radiator, panelled window looking into living room, range of wall and base units with counter top over, 4 ring gas hob, double electric oven, one and a half bowl sink with drainer, combi boiler, dishwasher, Miele washer/dryer, free standing fridge freezer.

## **BATHROOM**

Vinyl flooring, panelled bath with shower fitting and shower screen, radiator, enamel pedestal hand wash basin, W/C, vanity corner unit

## **BEDROOM TWO**

Wooden double glazed sash window to north facing aspect, carpeted, radiator

## **MAIN BEDROOM**

Wooden double glazed sash window to north aspect, carpeted, radiator, build in wardrobe, wall mounted shelving and cupboard, door to en-suite shower room.

## **ENSUITE**

Radiator, towel rail, enamel pedestal hand wash basin, vanity corner unit, extractor fan, freestanding shower cubicle with Aqualisa shower, WC.

## **EXTERNAL**

To the rear of the building are some allocated parking and this flat comes with parking space #2

## **AGENTS NOTES**


Managed freehold  
Service charge £1,800 approx  
Mains Drainage  
Gas and electricity connected



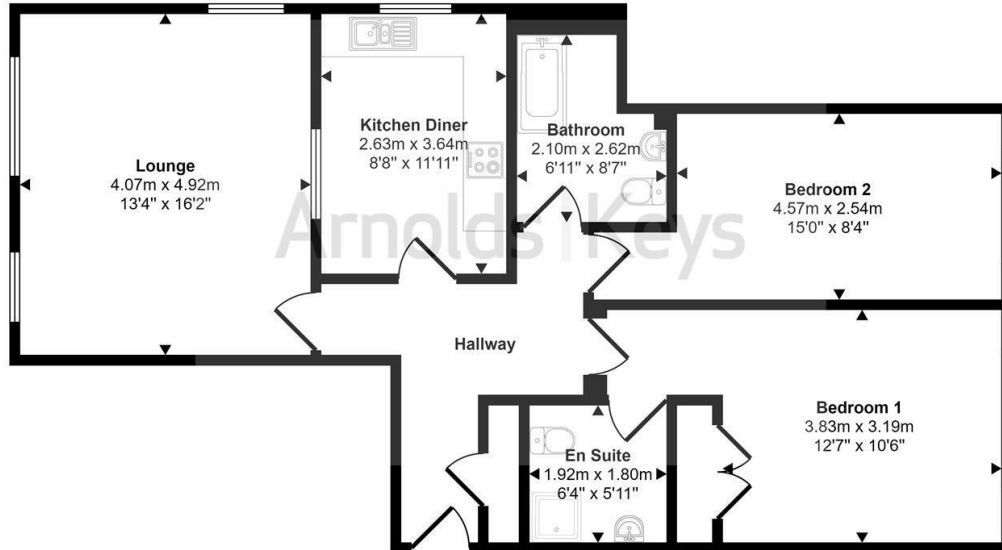
## Viewings

Viewings by arrangement only. Call 01263 738444 to make an appointment.

## EPC Rating:

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>76</b>	<b>78</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

Approx Gross Internal Area  
80 sq m / 866 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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. Appliances will not have been tested in all cases and we cannot confirm they are in working order.

Arnolds Keys from time to time, recommends conveyancing services. Should you decide to use them we could receive a referral fee of up to £210. Arnolds Keys recommend Mortgage Advice Bureau (MAB) to sellers and buyer for mortgage advice. Should you decide to use MAB we would receive a referral fee of £250.

