

New Half Moon Yard King Street, Norwich NR1 2TL



# welcome to

# New Half Moon Yard King Street, Norwich

A stunning two bedroom Riverside apartment located in this marquee development which overlooks the River Wensum, in the heart of Norwich's Riverside district, on the eastern fringe of Norwich City Centre!!! \*VIEWINGS ARE HIGHLY RECOMMENDED NOT TO MISS OUT ON THIS GREAT PROPERTY!\*













#### **Communal Entrance**

Secure entry phone system, stairs/lift to apartment.

#### **Entrance Hall**

With large airing cupboard housing hot water cylinder and consumer unit. Further walk-in store, secure entry system with electric heating and smooth plastered ceiling. Fitted foot mat.

#### Lounge/Dining Room

19' 8" x 13' 11" ( 5.99m x 4.24m ) Double glazed doors to front, side door to balcony. The balcony has superb river views towards Norwich. Smooth plastered ceiling, feature fireplace and electric heater.

#### Kitchen

### 10' 9" x 6' 4" ( 3.28m x 1.93m )

Impressive range of eye and base level kitchen units, inset 1 1/2 bowl stainless sink unit, built-in oven with extractor over, built-in dishwasher, built-in washing machine and built-in fridge/freezer. Smooth plastered ceiling with inset spotlighting.

#### **Principal Bedroom**

11' 1" x 10' 8" ( 3.38m x 3.25m ) Double glazed window to front aspect with river views, built-in double wardrobe and further single wardrobe. Electric heater and smooth plastered ceiling.

#### **En-Suite**

Suite comprising of shower cubicle, wash hand basin and low level WC. Spotlight rail, tiled splashbacks and surround. Large fitted mirror, electric heater and extractor.

#### **Bedroom Two**

10' 10" x 8' 8" (  $3.30m\ x\ 2.64m$  ) Double glazed window to rear aspect and river views. Electric heater and smooth plastered ceiling.

#### Bathroom

Suite comprising of bath with attached shower and shower screen, heated towel rail, extractor fan,



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spotlight rail and fitted mirror. Wall-mounted electric heater, tiled splashbacks.

### Exterior

The property has secure undercroft parking for one vehicle.

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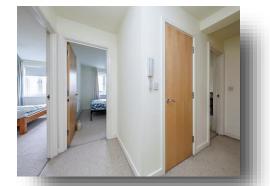
# New Half Moon Yard King Street, Norwich

- Outstanding two bedroom apartment
- Set in marquee development in Riverside
- Immaculate order throughout
- Well-fitted kitchen
- Spacious and flexible

#### Tenure: Leasehold EPC Rating: B

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

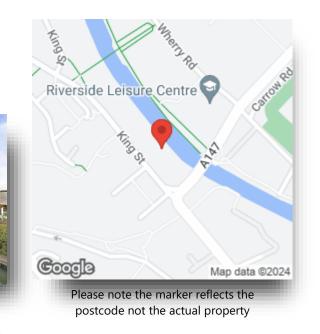
# £290,000





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Property Ref: NOR140518 - 0002 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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