

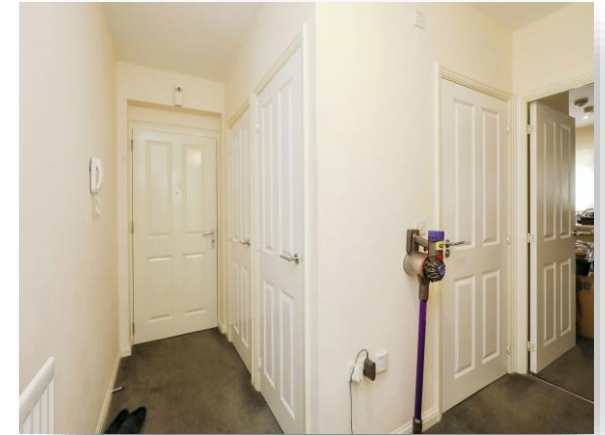


Falcon Crescent, Costessey, Norwich, NR8 5GX

welcome to

Falcon Crescent, Costessey Norwich

AN IMPRESSIVE SECON FLOOR (TOP FLOOR) TWO BEDROOM EXCEPTIONALLY SPACIOUS PURPOSE BUILT APARTMENT located on the edge of this sought after development lying north west of Norwich. The property would make an exceptional first time buy or an investment purchase. ** Viewings are highly recommended!!! **



Secure Phone Entry System

Stairs to second floor.

Entrance Hall

Airing cupboard and wooden storage cupboard.

Lounge/ Dining/ Kitchen

21' 11" x 12' 7" (6.68m x 3.84m)

Double aspect, light and airy room with windows to front and side aspect.

Kitchen with fully fitted eye and base level kitchen units, built in gas hob, built in double oven, stainless steel splashbacks and hood, inset stainless steel sink unit, space for fridge/ freezer, plumbing for washing machine, radiator and smooth plastered ceiling

Bedroom One

11' 8" x 8' 9" (3.56m x 2.67m)

UPVC windows to front and side aspects and door to ensuite:-

Ensuite

Shower cubicle with inset electric shower, wash hand basin, W/C, tiled splashbacks, smooth plastered ceiling and UPVC window to side aspect.

Bedroom Two

11' 9" x 7' 3" (3.58m x 2.21m)

UPVC window to front aspect, radiator and smooth plastered ceiling.

Bathroom

Paneled bath, wash hand basin, W/C, tiled splashbacks, tiled floor, extractor fan and smooth plastered ceiling.

Exterior

The property has allocated off-road parking.



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welcome to

Falcon Crescent, Costessey Norwich

- Second floor (top floor) spacious apartment
- Smooth plastered ceilings, double glazing and gas fired central heating
- Allocated off-road parking
- Sought after edge of development
- Ensuite and family bathroom

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.

offers in excess of

£160,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
NOR130778 - 0004

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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