



Lords Gardens, St. Ann Lane, Norwich, NR1 1FY

welcome to

Lords Gardens St. Ann Lane, Norwich

A STUNNING CENTRAL CITY APARTMENT!! A BEAUTIFULLY PRESENTED PURPOSE BUILT APARTMENT built in a stunning central city marquee development with outstanding and outreaching views over the river, ** Early viewings are recommended to appreciate this property's qualities and stunning views!!! **



External Entry Gate

Into communal gardens area.

Entrance Into Building

Further communal entry system.

Entrance Hall

Airing cupboard with electric boiler and immersion.

Living/ Dining/ Kitchen

23' 2" x 13' 5" (7.06m x 4.09m)

Stunning open plan room, double aspect with three doors and windows accessing the balcony to front which wraps around to the right with views of Dragon Hall, Riverside and the river itself. There is a fully fitted and comprehensive range of kitchen units with fitted work surfaces, built in electric hob, stainless steel splashbacks, extractor fan, built in stainless steel oven, built in dishwasher, built in washing machine, built in tumble dryer and smooth ceiling.

Bedroom One

12' 2" x 10' 2" (3.71m x 3.10m)

Windows to side aspect and door to ensuite:-

Ensuite

Walk in double shower cubicle, inset mains fed shower, vanity unit, wash hand basin, chrome ladder radiator, smooth plastered ceiling and extractor fan.

Bedroom Two

13' 2" x 8' 7" (4.01m x 2.62m)

Windows to front aspect with river view and smooth ceiling.

Bathroom

Paneled bath with attached shower, wash hand basin, wc and chrome ladder radiator.

Exterior

The property has secure undercroft parking for a single vehicle. The property has communal seating areas in Lords Garden itself as well as further seating areas in the plaza.



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Lords Gardens St. Ann Lane, Norwich

- Central city marquee two bedroom apartment
- Delightful wrap around balcony
- Views of river, Riverside and Dragon Hall
- High ceilings
- Air circulation system

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

£270,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
NOR141237 - 0007

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