

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

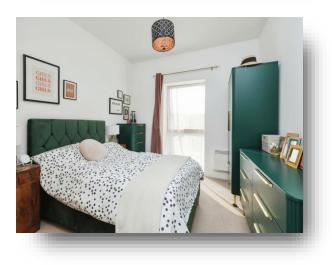


## welcome to

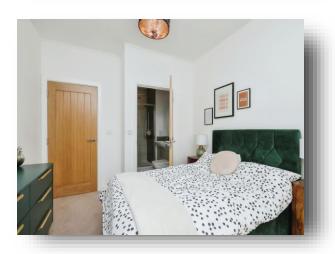
## Lords Gardens St. Ann Lane, Norwich

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







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Property Ref:

NOR141237 - 0007

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.

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

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