



10 Chapelfield Gardens Coburg Street, Norwich, NR1 3BF

Guide Price £250,000

- NO ONWARD CHAIN
- MAIN BEDROOM WITH ENSUITE
- ALLOCATED UNDER COVER PARKING SPACE
- SECURE ENTRY PHONE SYSTEM
- TWO DOUBLE BEDROOMS
- LIFT ACCESS
- POPULAR CITY CENTRE LOCATION
- BEAUTIFULLY PRESENTED ACCOMMODATION

10 Chapelfield Gardens Coburg Street, Norwich NR1 3BF

Located within walking distance of Norwich City Centre in the popular Chapefield Gardens development, this first floor apartment presents stylish, bright and beautifully presented accommodation with allocated off road parking.



Council Tax Band:



DESCRIPTION

This beautifully presented, modern apartment is ideally situated within the popular Chapelfield Gardens development, surrounded by Norwich's original city wall and within walking distance to all the city has to offer. The apartment boasts bright, spacious and stylish accommodation with a wide entrance hall leading to two double bedrooms; one with ensuite, a utility room, refitted kitchen and bathroom with a stunning roll top bath, and an open plan lounge/diner with Juliet balcony. The property also benefits from an under cover, allocated parking space and is sold with no onward chain.

ENTRANCE HALL

Composite door to front entrance, laminate flooring, built in storage cupboard with shelving units, doors to:

UTILITY ROOM

Fitted with a base units with space and plumbing for a washing machine, tiled flooring, wall mounted combination boiler.

BEDROOM TWO

Double glazed window to side aspect, laminate, radiator.

BATHROOM

Fitted with a three piece suite comprising roll top freestanding bath with mixer tap and shower head attachment, vanity unit with wash hand basin, WC, tiled flooring, extractor fan, heated towel rail.

BEDROOM ONE

Double glazed sliding door with Juliet balcony, laminate flooring, radiator, door to:-

ENSUITE

Fitted with a three piece suite comprising corner shower cubicle with mains connected shower, WC, pedestal wash hand basin, tiled flooring, heated towel rail, extractor fan.

LOUNGE/DINER

Double glazed door to side aspect with Juliet balcony, laminate, two radiators, open to:-

KITCHEN

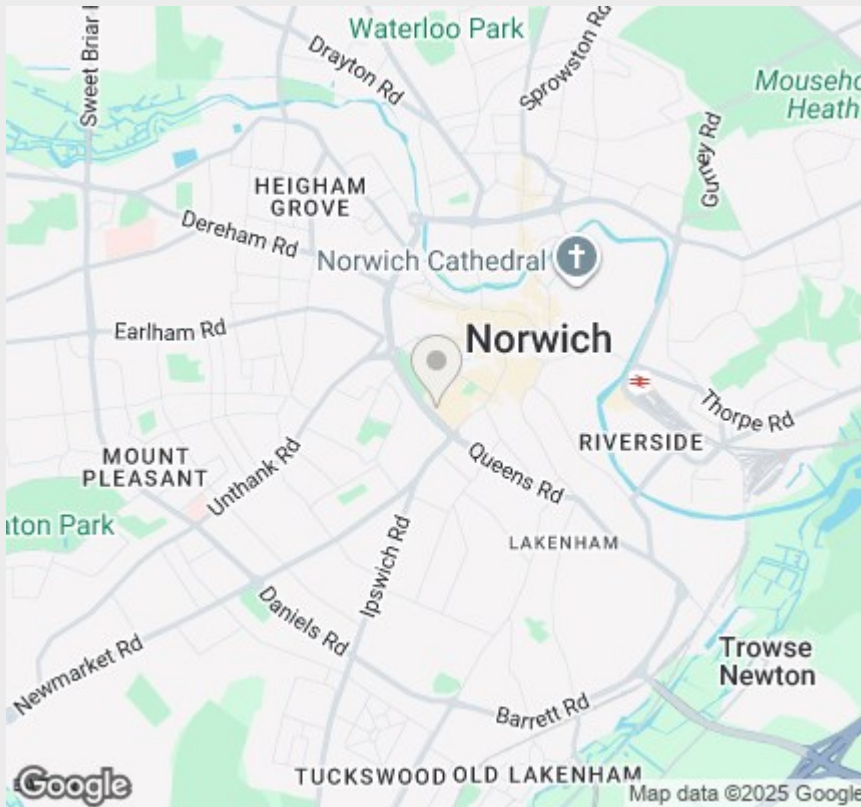
Fitted with a range of wall and base units with inset stainless steel one and a half sink and drainer, integrated dishwasher, four ring AEG hob with cooker hood over, inset electric oven and microwave, integrated fridge freezer.

EXTERNAL

The apartment features communal shared and maintained gardens, with a pathway leading to Chapelfield shopping centre. There is allocated, undercover parking.

AGENTS NOTE

This property is Leasehold.
Mains drainage, electricity and water connected.
Mains gas fired central heating.
80 years remaining on lease.
Annual service charge: £3,000.



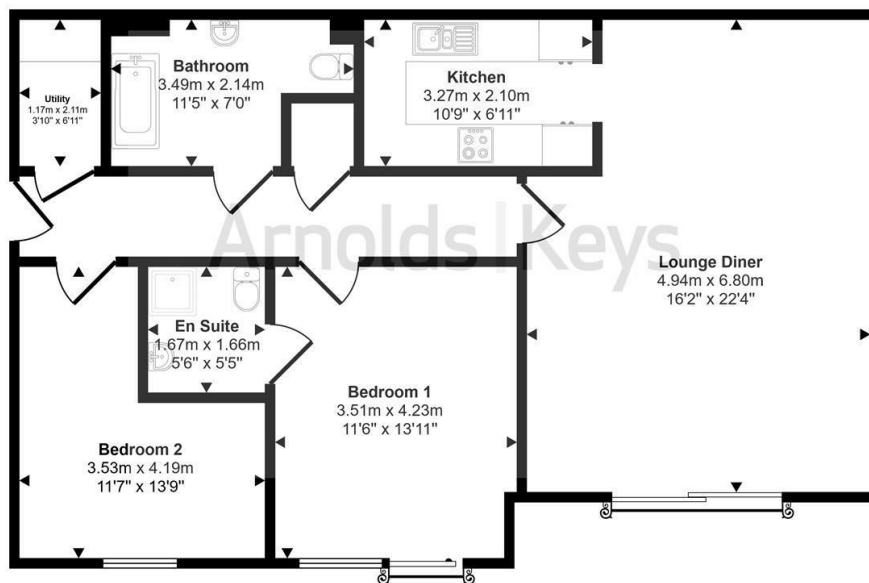
Viewings

Viewings by arrangement only. Call 01603 620551 to make an appointment.

EPC Rating:

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

Approx Gross Internal Area
90 sq m / 968 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, 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 Yellow Brick (YB) to sellers and buyer for mortgage advice. Should you decide to use YB we could receive a referral fee of £250.

