

LEASEHOLD



Apartment

FLAT 26 CHEENA COURT, COSTESSEY, NORWICH, NR8 5EP

Offers Over

£160,000

FEATURES

- No Chain
- Two Bedrooms
- Communal Entrance
- Allocated Parking Space
- Ground Floor
- En-Suite
- Open Plan
- Council Tax Band B



2 Bedroom Apartment located in Norwich

Description

*** NO CHAIN *** Set within the popular development of Queens Hills is this well presented two bedroom ground floor apartment. The property offers a communal entrance hall leading to private entrance hall. The open plan living which seamlessly connects the sitting/dining room. Two double bedrooms, the master with an en-suite shower room off the master bedroom Family bathroom and an allocated parking space.

Living Room/Dining

16'0" x 19'0"

UPVC Double Glazed Juliet Balcony to the side aspect, UPVC double glazed window, radiator and carpet to floor. leading through to kitchen area.

Kitchen

9'2" x 7'6"

Wall and base units with worktops over, stainless steel sink with drainer, splash back tiles, integrated oven with electric hob and extractor, wood effect vinyl flooring, space for washing machine and Freezer.

Bathroom

Panel bath with shower overhead, splash back tiles, low level WC, sink basin with storage, heated towel rail and lino flooring.

Bedroom 1

9'2" x 14'5"

UPVC double glazed window to the rear aspect, radiator, carpet to floor, built in wardrobe and En-Suite

En-Suite

4'11" x 4'11"

Low level WC, sink basin with storage, walk in shower with glass door, heated towel rail and lino flooring.

Bedroom 2

8'10" x 5'10"

UPVC double glazed window to the side aspect, radiator and carpet to floor.

Outside

Allocated parking space with well maintained communal grounds.

Agents Notes

EPC Rating C

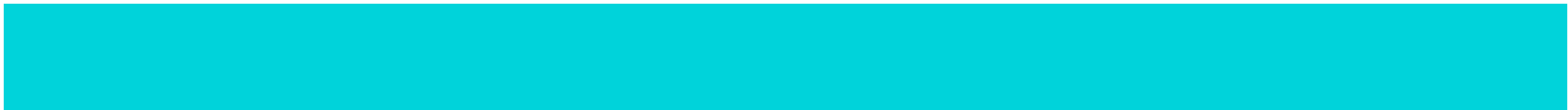
Council Tax Band B

Maintenance charge £652.62 every 6 months.

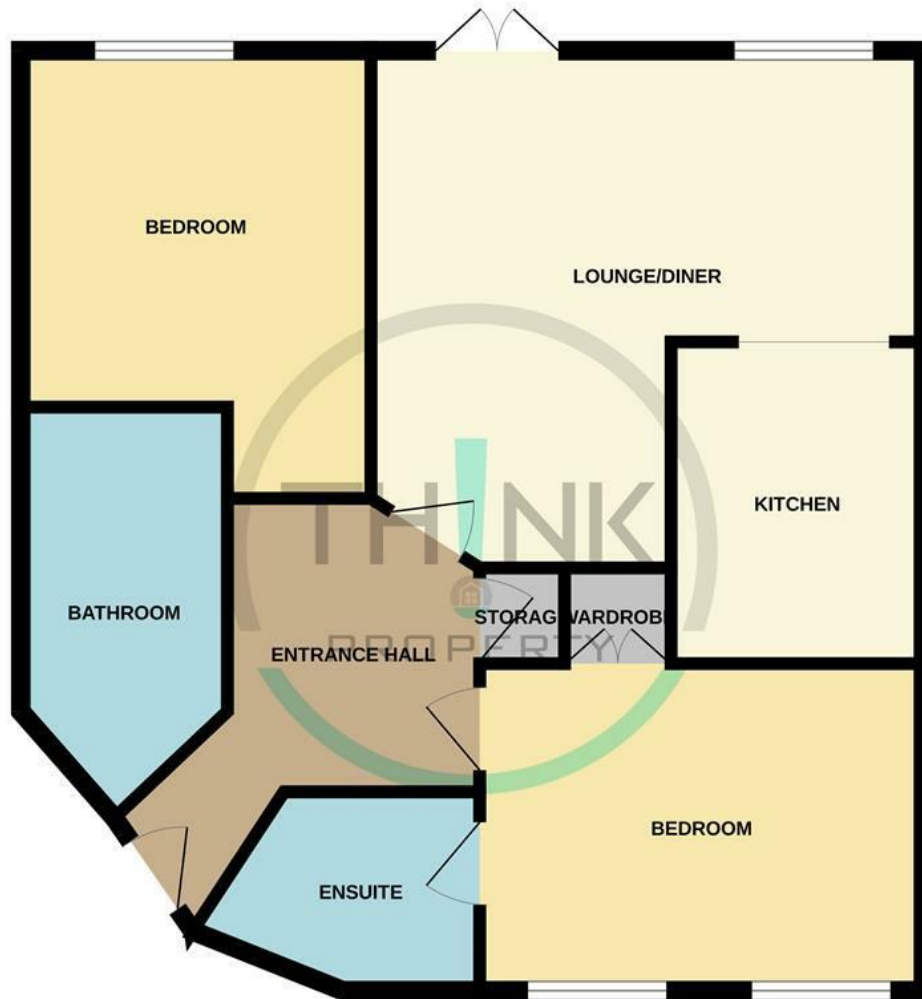
Ground Rent £85 every 6 months.







GROUND FLOOR



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Council Tax Band
B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	82
(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	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are 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.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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