

LEASEHOLD

2 Bed Ground Floor Apartment

5 NIGHTINGALE MEWS, WOODPECKER WAY, COSTESSEY, NR8 5FN

Offers In The Region Of
£160,000

FEATURES

- No Chain
- En-Suite
- Open Plan
- Parking Space
- Two Bedroom
- Family Bathroom
- Modern Kitchen
- Close to A47



2 Bedroom Apartment located in Costessey

Description

Well appointed two bedroom ground floor apartment, ideal for a first time buyer or investor. The property benefits from open plan living and has an en-suite as well as a separate family bathroom and is being offered to the market with no onward chain, as well as a new boiler being installed in 2022. Located in the popular Queens Hills development in Costessey, the home is well located for the Longwater Retail Park, A47, Norwich and Norfolk University Hospital and the University of East Anglia. Well presented throughout and light and airy. The property has a parking space and the public transport links are very regular and only a short walk away.

Entrance Hall

Two storage cupboards and doors to all internal rooms.

Principal Bedroom

12'11" x 10'8"

With built in wardrobe, window to rear and door to:

En Suite Shower Room

With built in shower, low level W.C and wash hand basin, tiled splash backs and heated towel rail.

Bedroom Two

10'10" x 8'4"

Window to rear aspect.

Family Bathroom

Panelled bath, low level W.C, wash hand basin, tiled splash backs, heated towel rail and window to front.

Sitting/Dining Room

22'8" x 12'11"

Open plan living and dining space which benefits from views over three aspects. Opens up to:

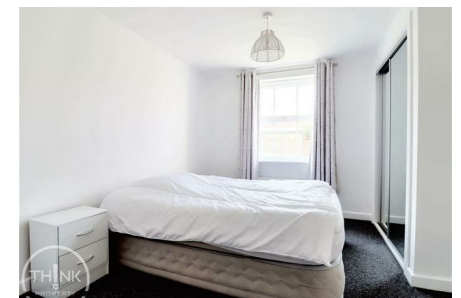
Kitchen

8'2" x 7'2"

Fitted with a range of base and wall units, built in oven with hob over and extractor, sink and drainer, tiled splash backs and window to the front.

Outside

The property benefits from an allocated parking space and a bike storage shed.



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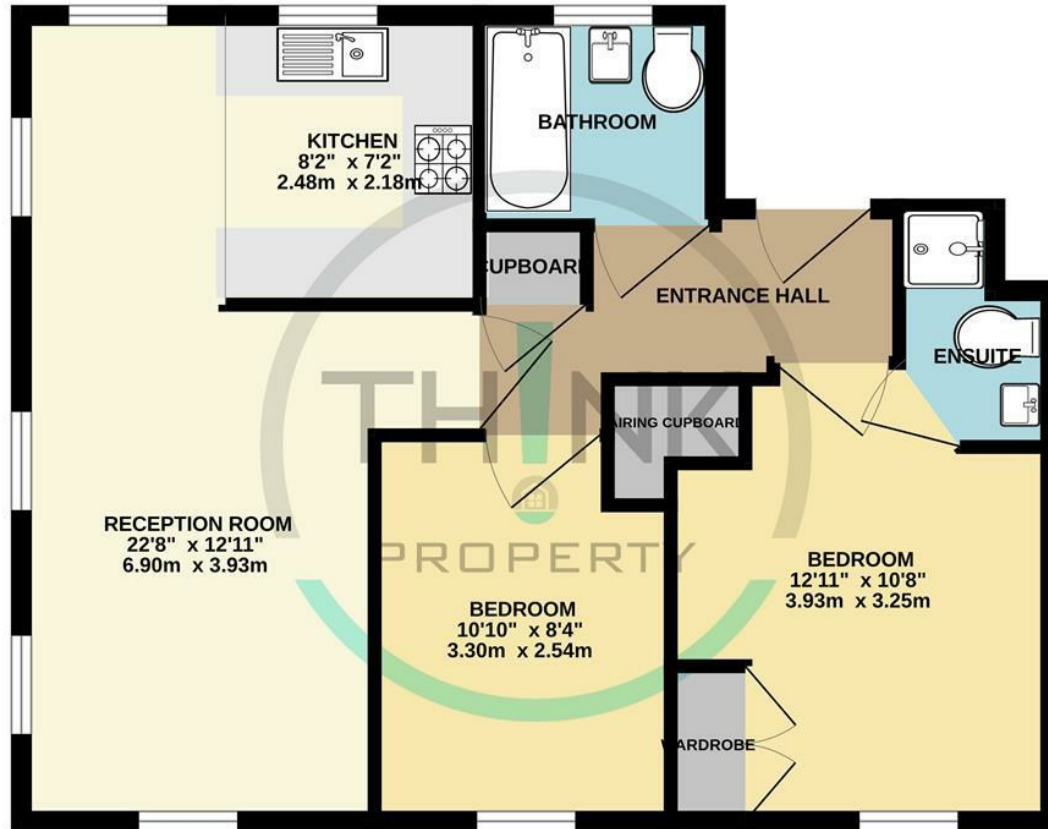


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GROUND FLOOR



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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Council Tax Band

B

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

