

LEASEHOLD



Apartment

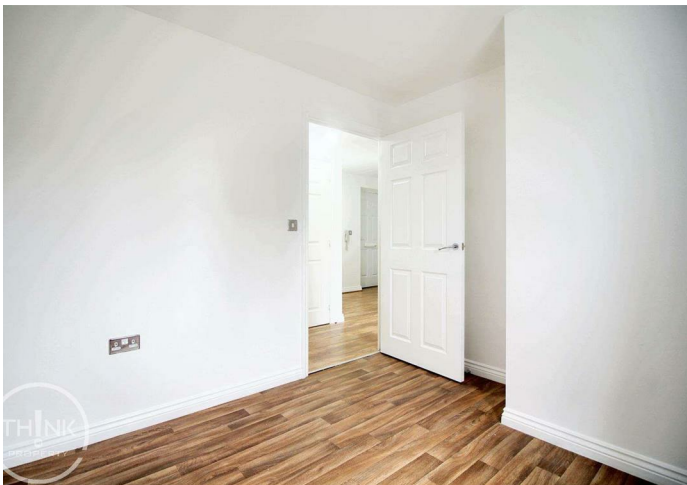
# ROBIN COURT ROBIN CLOSE, COSTESSEY NR8 5FB

Offers Over

# £160,000

## FEATURES

- NO CHAIN
- Ground Floor
- Walk in Wardrobe
- Queens Hills
- EPC Rating C
- Immaculately Presented
- Two Double Bedrooms
- Shower Room
- Allocated Parking Space
- Council Tax Band B



# Ground Floor Apartment

## Description

\*\*\* No Chain \*\*\* Welcome to this charming ground floor apartment located in the heart of Robin Close, Costessey. This delightful property boasts a spacious reception room, two bedrooms, and one shower room.

Situated in the sought-after Queens Hill development, this apartment offers convenience at its finest, being just across from local amenities. The two double bedrooms provide ample space for relaxation, with the main bedroom featuring a convenient walk-in wardrobe for all your storage needs.

Modern touches can be found throughout the property, ensuring a stylish and contemporary living environment for its new owners. With a generous 388 sq ft of space, there is plenty of room to make this apartment your own.

Don't miss out on this fantastic opportunity to own a property in a prime location with no chain involved. Contact us today to arrange a viewing and make this wonderful apartment your new home!

## Hallway

Internal front door leading into the property, intercom entry system, vinyl wood flooring, access to all rooms.

## Living Room

11'9" x 17'0"

Five UPVC double glazed windows, storage cupboard housing immersion tank, vinyl wood flooring, radiator and access to kitchen.

## Kitchen

8'2" x 7'6"

UPVC double glazed window, range of fitted base and wall units, roll edge work surfaces, bowl sink drainer unit with mixer tap over, electric oven, gas hob and extractor. Tiled flooring and splash back tiles.

## Shower Room

4'11" x 8'10"

Double walk in shower with glass screen door and splash back tiles. Low level WC, sink basin with storage, heated towel rail and tiled flooring.

## Bedroom 1

11'5" x 8'2"

UPVC double glazed window to the side aspect, radiator, carpet to floor and door to walk in wardrobe.

## Walk in Wardrobe

4'11" x 5'2"

## Bedroom 2

8'2" x 8'10"

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

## Agents Notes

EPC Rating C

Council Tax Band B



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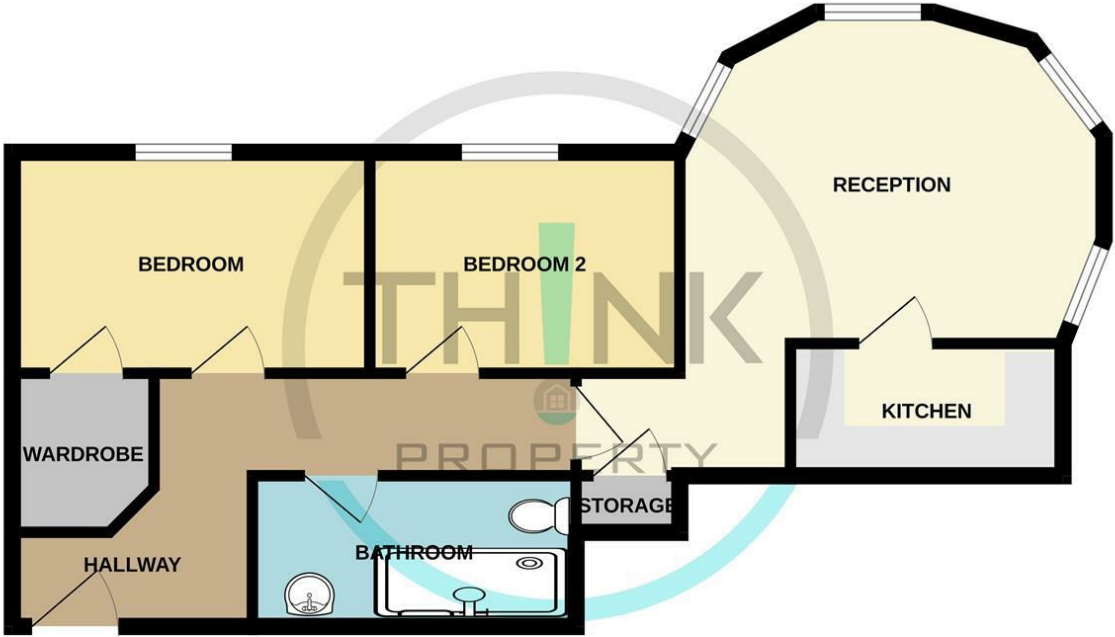
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Council Tax Band  
**B**

GROUND FLOOR



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	77	77
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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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