



LEASEHOLD

Apartment

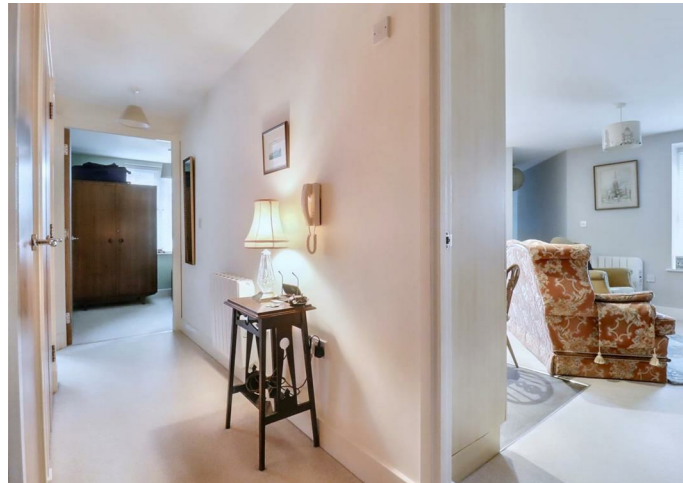
ST. STEPHENS ROAD NORWICH NR1 3SG

Price Guide

£225,000

FEATURES

- Executive Development
- Ground Floor
- Open Plan Living
- Seperate Shower Room
- Norwich City
- Two Bedrooms
- Ensuite Bathroom
- Secure Parking



2 Bedroom Apartment located in Norwich

Welcome to this modern apartment located on St. Stephens Road in the historic city of Norwich. This property boasts a delightful blend of modern living within a historic city conversion.

Upon entering, you are greeted by a spacious communal hallway to the central atrium. Walk through to this ground floor apartment. Through the door at the top of the corridor to your own apartment entrance. The private hall leads to the open plan living area, perfect for entertaining guests or simply relaxing after a long day. The kitchen is within this space also. The added feature is the snug off this area. The apartment features two double bedrooms, ideal for a small family or those in need of a guest room or home office.

With two bathrooms, mornings will be a breeze in this apartment, ensuring no queues for the shower. The property also offers secure parking for one vehicle, providing peace of mind for those with a car.

This apartment offers contemporary living spaces within a historic setting. The stunning communal grounds surrounding the property provide a tranquil escape from the hustle and bustle of city life. Offers ample space for comfortable living. Whether you are a first-time buyer, a small family, or someone looking to downsize, this property caters to a variety of needs.

Don't miss the opportunity to own a piece of history in this vibrant city. Contact us today to arrange a viewing and envision yourself living in this wonderful apartment on St. Stephens Road.

Main Entrance

Access through the main building which has security entrance, through to the atrium. Access through to the side wing with fob entrance to the block. Walk through the corridor to the end.

Private Hall

Entrance door to entrance hall with security entry phone system, double cupboard and doors to open plan living room, two bedrooms and shower room.

Open Plan Living Area

Window to front, fully double glazed door to balcony, stairs down to snug, seamlessly connecting to kitchen area. Kitchen area has a range of base and wall mounted units, integrated hob, oven, with extractor hood over, built in fridge/freezer and washing machine with further space for slim line dishwasher. Splashback and sink.

Snug

9'3 max x 9'5 max
Windows to front and sides.

Prinicple Bedroom

12'3 max x 10"
Window to side, built in sliding mirror door double wardrobe, door to ensuite bathroom

Ensuite Bathroom

Panelled bath with shower over and screen, part tiled walls, vanity wash hand basin, with concealed cistern, heated towel rail.

Bedroom Two

9'3 x 8'0
Window to side.

Shower Room

Shower cubicle with concealed cistern wc, hand wash basin, part tiled walls and heated towel rail.

Outside

Secure gated parking at the rear for one car. Communal grounds surround this property which are very well kept for your enjoyment.

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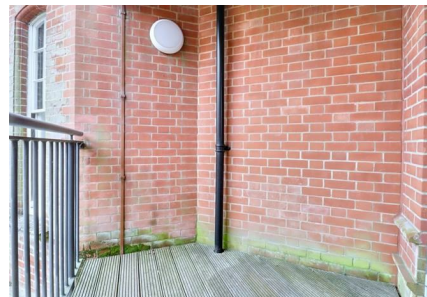
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GROUND FLOOR



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

C

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

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.

