

LEASEHOLD



Apartment

BENJAMIN GOOCH WAY NORWICH NR2 2TL

Offers Over

£170,000

FEATURES

- Stunning Conversion
- Security Entrance
- Open Plan Living
- High Ceilings
- Walk To Work
- Grade II Listed Building
- One Bedroom
- Lovely Kitchen
- Period Features
- No Chain



1 Bedroom Apartment located in Norwich

Welcome to the prestigious Ivory Building of the iconic Fellowes Plain development, this stunning first-floor apartment on Benjamin Gooch Way offers a unique blend of modern living and historical charm. Converted in 2013, this property is just a stone's throw from the vibrant city centre of Norwich.

As you enter the grand entrance hall, you are greeted by a sweeping period staircase that sets a welcoming tone for the entire residence. The building features convenient mailboxes and a modern lobby to the rear, ensuring ease of access for residents. Ascend to the first floor, where this delightful apartment awaits, boasting a lovely position that overlooks the charming period buildings of the area.

Upon entering the apartment, you will immediately feel at home. The private hall leads you into an impressive open-plan sitting room, characterised by high ceilings and a large period window that floods the space with natural light. The seamless connection to the kitchen/diner makes it an ideal setting for entertaining guests or enjoying quiet evenings in.

The bedroom is equally inviting, featuring double aspect windows that enhance the airy feel of the space. The practical bathroom is fitted with a panel bath, complete with a screen and shower over, catering to all your needs.

Outside, the beautiful communal gardens provide a serene escape, while secure gated allocated parking adds an extra layer of convenience. This property is offered with no chain, making it ready for you to move in and start enjoying all that our wonderful city has to offer. Don't miss the opportunity to make this charming apartment your new home.

Communal Entrance Hall

Door to side with security system entry, stairs to the first floor and mail boxes.

Private entrance Hall

Door to the front with intercom security, door to the cupboard and doors to all rooms.

Sitting Room

13'7" x 11'3"

Secondary double glazed windows to front aspect, electric heater, open plan to kitchen/dining area.

Kitchen/Dining Room

10'8" x 12'1"

Fitted kitchen with a range of wall and base units, work surfaces over, inset stainless steel sink and drainer, integrated fridge freezer, integrated washer / dryer, recessed spotlights, vinyl flooring, open plan to sitting room.

Bedroom

11'8" x 13'7"

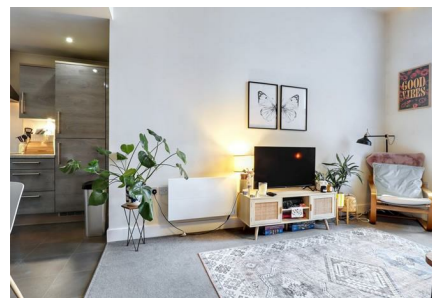
Secondary double glazed window to front and side aspect, built in wardrobe, electric heater.

Bathroom

Secondary double glazed window to side aspect, suite comprising bath with mixer tap, shower attachment over, glass shower screen, wc, pedestal sink, recessed spotlights, vinyl flooring, chrome heated towel rail.

Outside

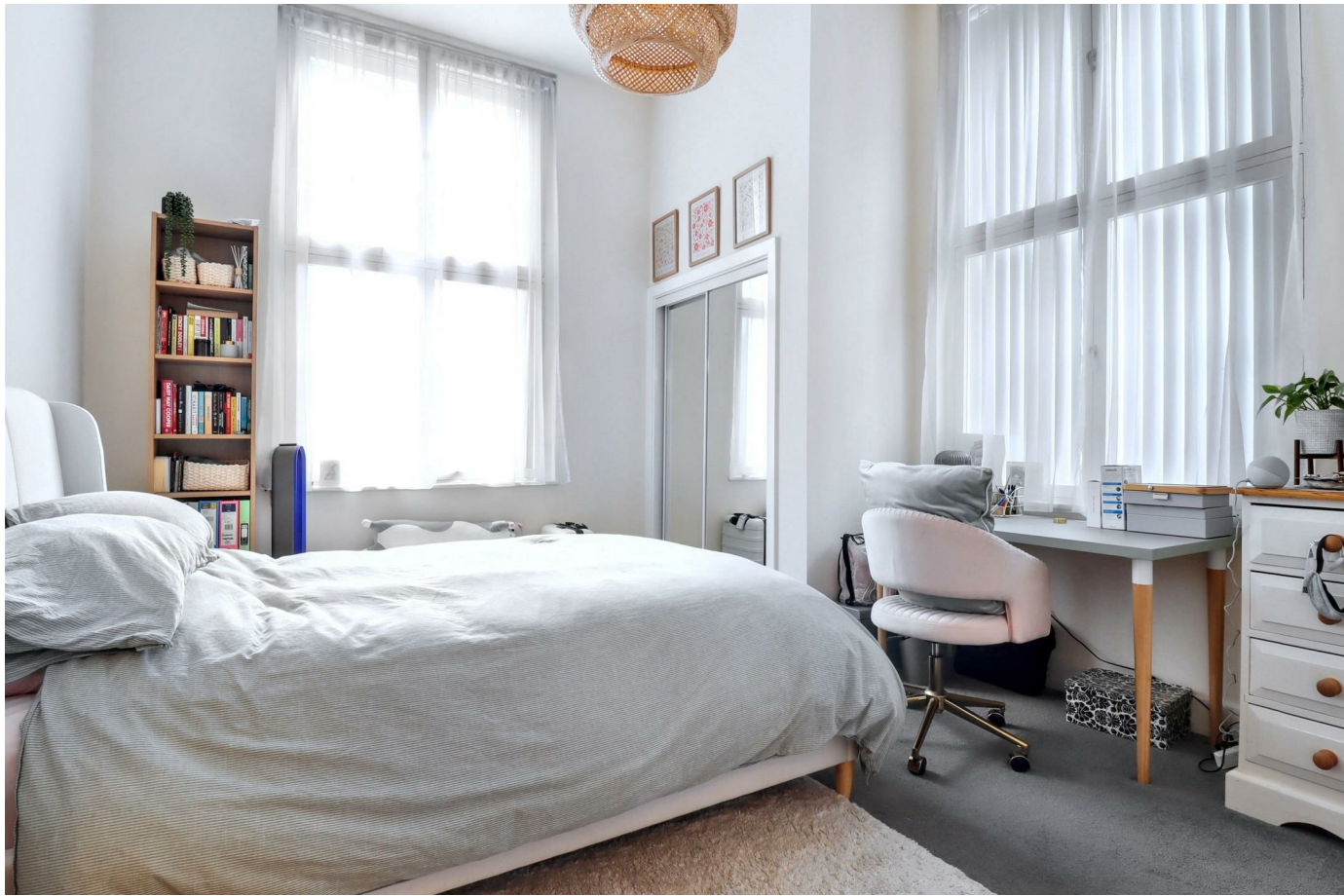
Situated within one of the most iconic and picturesque communal grounds, a perfect place to enjoy.



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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

A

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.

