



LEASEHOLD

Apartment

ORMESBY ROAD BADERSFIELD NORFOLK NR10 5LB

Offers In The Region Of
£130,000

FEATURES

- Top Floor
- Secure Communal Entrance
- Kitchen/Diner
- Generous Sitting Room
- Brick Store
- Well Presented
- Two Double Bedrooms
- Field Views
- Communal Grounds
- No Chain



2 Bedroom Apartment located in Norwich

Nestled at the end of Ormesby Road in Badersfield, Norwich, this charming second-floor apartment offers a delightful retreat with stunning views over the surrounding countryside. The property is part of a purpose-built block of flats, ensuring a peaceful living environment, and is conveniently offered vacant, ready for you to move in at your convenience.

Upon entering, you are greeted by a secure communal entrance with a modern entry system, leading to a welcoming lobby and stairs that take you to the upper floors. The private entrance hall of the apartment opens into a spacious sitting room, perfect for relaxation and entertaining. The kitchen/dining room is well-appointed, providing an ideal space for culinary creations and family meals. The apartment features two generously sized double bedrooms, ensuring ample space for rest and privacy, along with a well-equipped bathroom.

For your convenience, there is allocated parking for one vehicle, as well as a visitors' parking area. The location is particularly appealing, being close to the historic village of Coltishall, which boasts local amenities including shops, a garage, schools, and delightful village pubs. The nearby River Bure offers a picturesque setting to unwind and enjoy the natural beauty of the area. Additionally, the capital of the Norfolk Broads, Wroxham, is just a short distance away, providing further opportunities for leisure and exploration.

This apartment is situated in a friendly community, with the countryside right

at your doorstep, making it an excellent choice for those seeking a tranquil yet connected lifestyle. Whether you are a first-time buyer or looking to downsize, this property presents a wonderful opportunity to embrace the charm of Badersfield living.

Communal Entrance Hall

Secure modern entry system. Stairs up to the upper floors.

Entrance Hall

Private entry door, doors to the sitting room, kitchen/dining room, both bedrooms and the bathroom, also has a built in cupboard.

Sitting Room

14'2 x 10'11

Sealed unit double glazed window to the front and side. Electric heater.

Kitchen/Dining Room

17'11 max x 11'4 max

Sealed unit double glazed window to the side, range of base and wall mounted units, integrated appliances to include hob, oven and extractor fan over. Space for fridge/freezer and washing machine. Travertine style tiled wall. Wall mounted electric heater.

Principal Bedroom

12'0 x 9'8

Sealed unit double glazed window to the side, wall mounted electric heater.

Bedroom Two

12'5 x 8'8

Sealed unit double glazed window to the side, wall mounted electric heater.

Bathroom

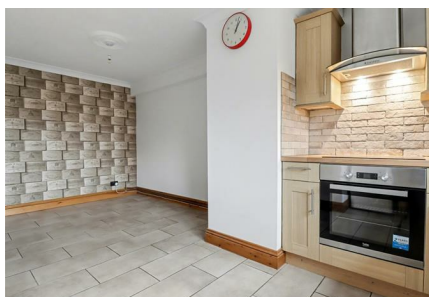
Panel bath with screen and shower, wc and wash hand basin. Splash backs.

Outside

Communal grounds are well kept, mainly laid to lawn with inset trees. Countryside beyond and a great position to admire the Norfolk sunsets. One allocated parking space and visitors spaces available. Outside purpose built store.

Agents Note

The seller will pay the first years service charge.



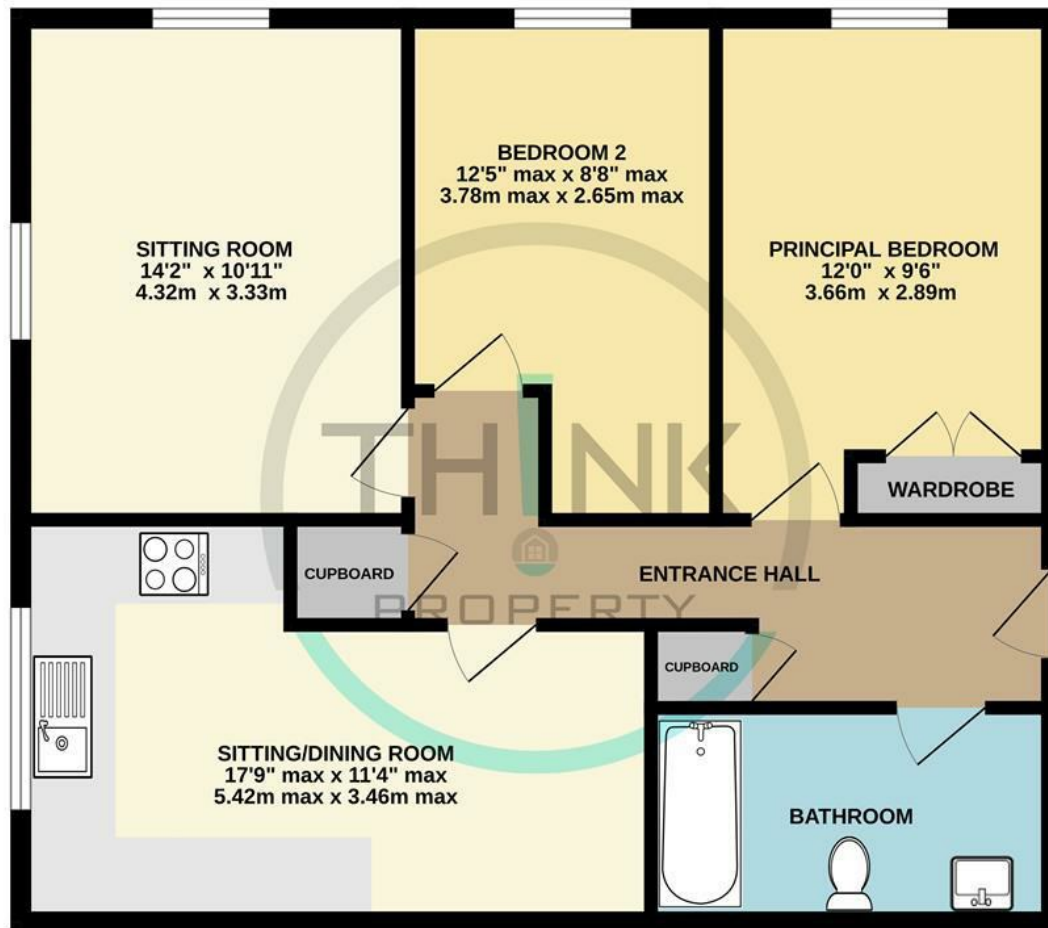


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GROUND FLOOR



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	69	79
	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.

