



Flat 6 Christchurch Road, Norwich NR2 2AE

welcome to

Flat 6 Christchurch Road, Norwich

This modern flat embodies the essence of cosmopolitan living, offering a harmonious blend of comfort, convenience, and style. With its enviable location, spacious living areas, and high-quality finishes, this property represents a promising lifestyle of urban sophistication and contemporary elegance



Communal Entrance

Entrance Hall

Door to communal entrance, intercom entry system, radiator, doors to lounge, both bedrooms and bathroom.

Lounge

11' 8" narrowing to 8' 4" x 19' 4" (3.56m narrowing to 2.54m x 5.89m)

Two double glazed windows to rear aspect, two storage cupboards, two radiators, door to kitchen;

Kitchen

9' 3" x 9' 4" (2.82m x 2.84m)

Double glazed window to side aspect, fitted kitchen with a range of wall and base units, roll top work surfaces over, inset stainless steel sink and drainer, gas hob, electric oven, plumbing and space for washing machine, space for fridge freezer, cupboard housing gas fired central heating boiler.

Bedroom One

11' 8" plus recess x 9' 3" (3.56m plus recess x 2.82m)

Double glazed window to rear aspect, built in wardrobe, radiator.

Bedroom Two

8' 7" x 9' 5" (2.62m x 2.87m)

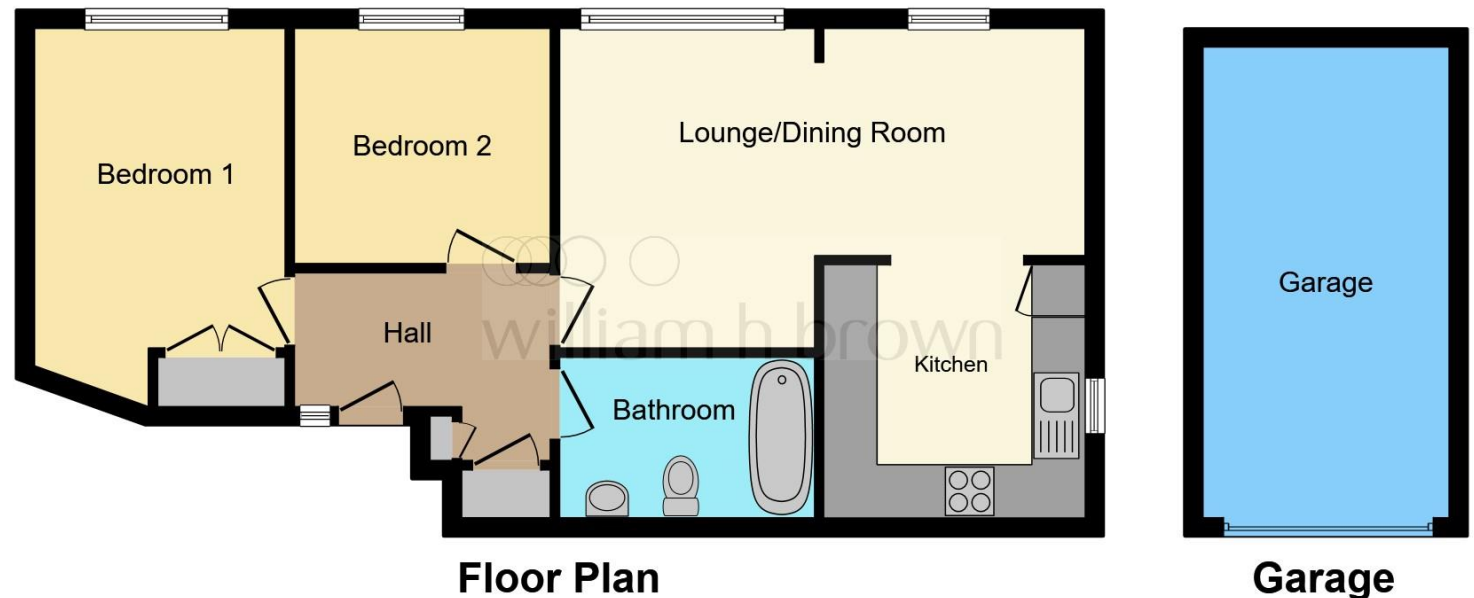
Double glazed window to rear aspect, radiator.

Bathroom

Modern white suite comprising bath with mixer tap, shower attachment over and glass shower screen, low level wc, pedestal sink, fully tiled walls, vinyl flooring, extractor fan, radiator.

Outside

The property offers communal grounds with areas laid to lawn and mature trees with the advantage of a garage and residents parking.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



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Flat 6 Christchurch Road, Norwich

- SECOND FLOOR APARTMENT
- GARAGE
- TWO DOUBLE BEDROOMS
- LIGHT AND AIRY ACCOMMODATION
- DOUBLE GLAZING

Tenure: Leasehold EPC Rating: D

This is a Leasehold property with details as follows; Term of Lease 150 years from 01 May 2009. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

£200,000



directions to this property:

Proceed out of Norwich via the Unthank Road taking a left hand turn into Christchurch Road where the property will be located on your left hand side.



Please note the marker reflects the postcode not the actual property

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Property Ref:
UNR106283 - 0003

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