



**Christchurch Road, Norwich NR2 2AE**



**welcome to**

**Christchurch Road, Norwich**

\*\*\*APARTMENT IN GOLDEN TRIANGLE LOCATION WITH GARAGE PARKING OFFERED WITH NO ONWARD CHAIN\*\*\* Located in a prestigious location Christchurch Road offers convenient positioning to Unthank Road's facilities and amenities yet occupies a quiet location and serene outlook.



### Communal Entrance

Security entrance with intercom system, stairs to first floor;

### Entrance Hall

Glazed door to communal entrance, built in storage cupboard, radiator, doors to lounge / dining room, bedroom and bathroom;

### Lounge / Dining Room

19' 3" x 11' 9" narrowing to 7' ( 5.87m x 3.58m narrowing to 2.13m )

Double glazed windows to front aspect, radiators, open plan to kitchen;

### Kitchen

9' 6" x 9' 4" ( 2.90m x 2.84m )

Double glazed window to side aspect, fitted kitchen comprising a range of wall and base units, work surfaces over, inset stainless steel one and a half bowl sink an drainer, tiled splash back, gas hob, electric oven, space for fridge freezer, plumbing and space for washing machine, cupboard housing gas fired central heating boiler, vinyl flooring

### Bedroom

11' 9" x 9' 4" narrowing to 6' 6" ( 3.58m x 2.84m narrowing to 1.98m )

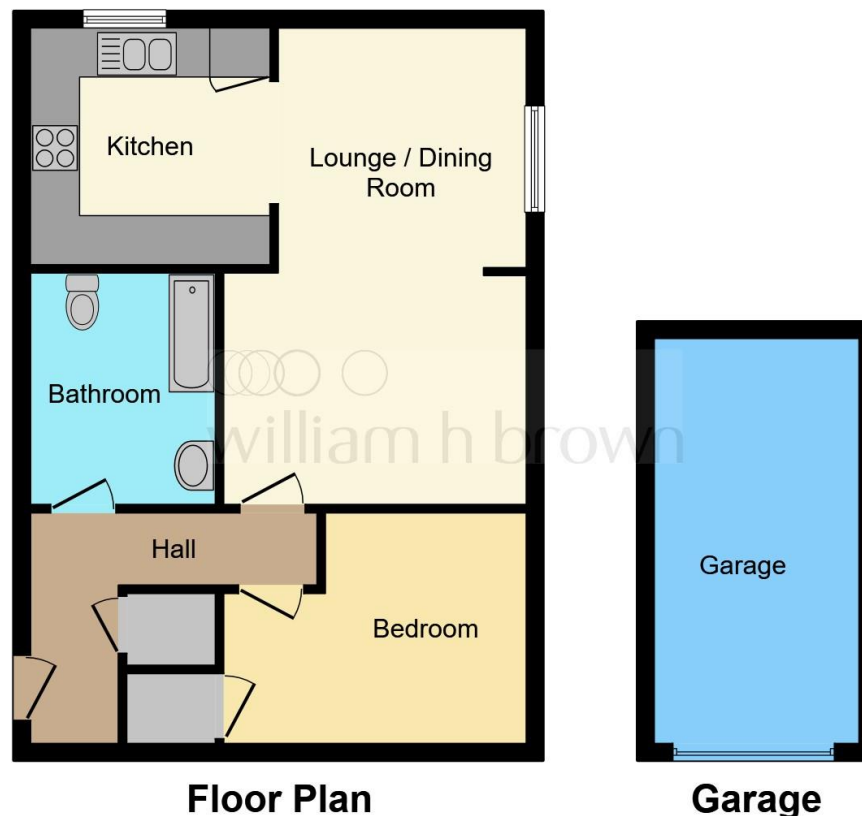
Double glazed window to front aspect, built in wardrobe, radiator.

### Bathroom

Suite comprising bath with mixer taps and glass shower screen, low level wc, pedestal sink, vinyl flooring, part tiled walls, radiator.

### External

The property offers communal grounds with areas laid to lawn and mature trees with the advantage of a garage and permit 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](http://www.focalagent.com)



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welcome to

## Christchurch Road, Norwich

- FIRST FLOOR APARTMENT IN PRESTIGIOUS LOCATION
- 50 SQM OF LIVING ACCOMMODATION
- OPEN PLAN KITCHEN / DINING / LIVING ROOM
- WELL PRESENTED ACCOMMODATION / TURNKEY
- AMPLE STORAGE SPACE

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 2000.00

Ground Rent: Ask Agent

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 over

**£175,000**



### 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:  
UNR106745 - 0002

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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