



Christchurch Road, Norwich, NR2 2AE

£225,000

- SECOND FLOOR APARTMENT
- TWO DOUBLE BEDROOMS
- 11'9" SITTING ROOM
- BATHROOM
- SOUGHT AFTER ADDRESS OFF NEWMARKET ROAD
- NO ONWARD CHAIN
- FITTED KITCHEN
- 9'11" DINING AREA
- GARAGE EN BLOC WITH ELECTRIC
- LEASEHOLD

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PRIME LOCATION OFF NEWMARKET ROAD... This second floor apartment is positioned on the highly regarded Christchurch Road and within easy reach of the city centre, A11 & A47. The property boasts gas fired central heating, double glazed windows, secure entrance with intercom and a garage en block with electric. The accommodation consists of an entrance hall, sitting room, dining room, fitted kitchen, bathroom and two double bedrooms, with the master benefiting from a built in double wardrobe.

The freehold of the building is managed by the residents, so as the new owner you would own 1/9 of the freehold.

LEASEHOLD INFORMATION

Term Remaining: 136 years

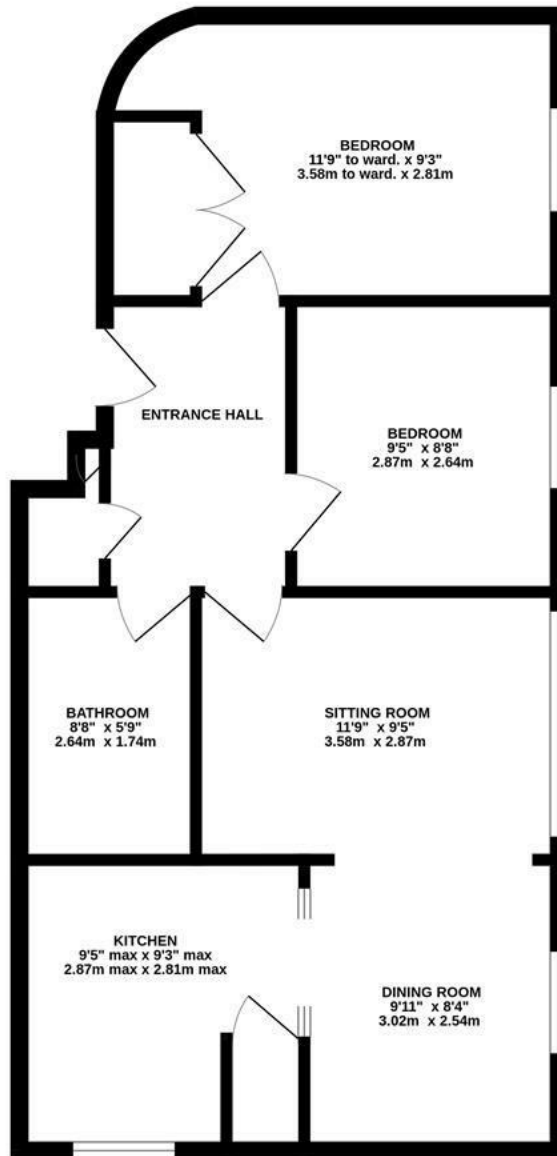
Annual Ground Rent: £0

Annual Service Charge: £1540

Council Tax Band - C



SECOND FLOOR
598 sq.ft. (55.6 sq.m.) approx.



TOTAL FLOOR AREA : 598 sq.ft. (55.6 sq.m.) approx.

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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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	





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