



Corncutters Close, Friars Quay, Norwich, NR3 1ES

£190,000

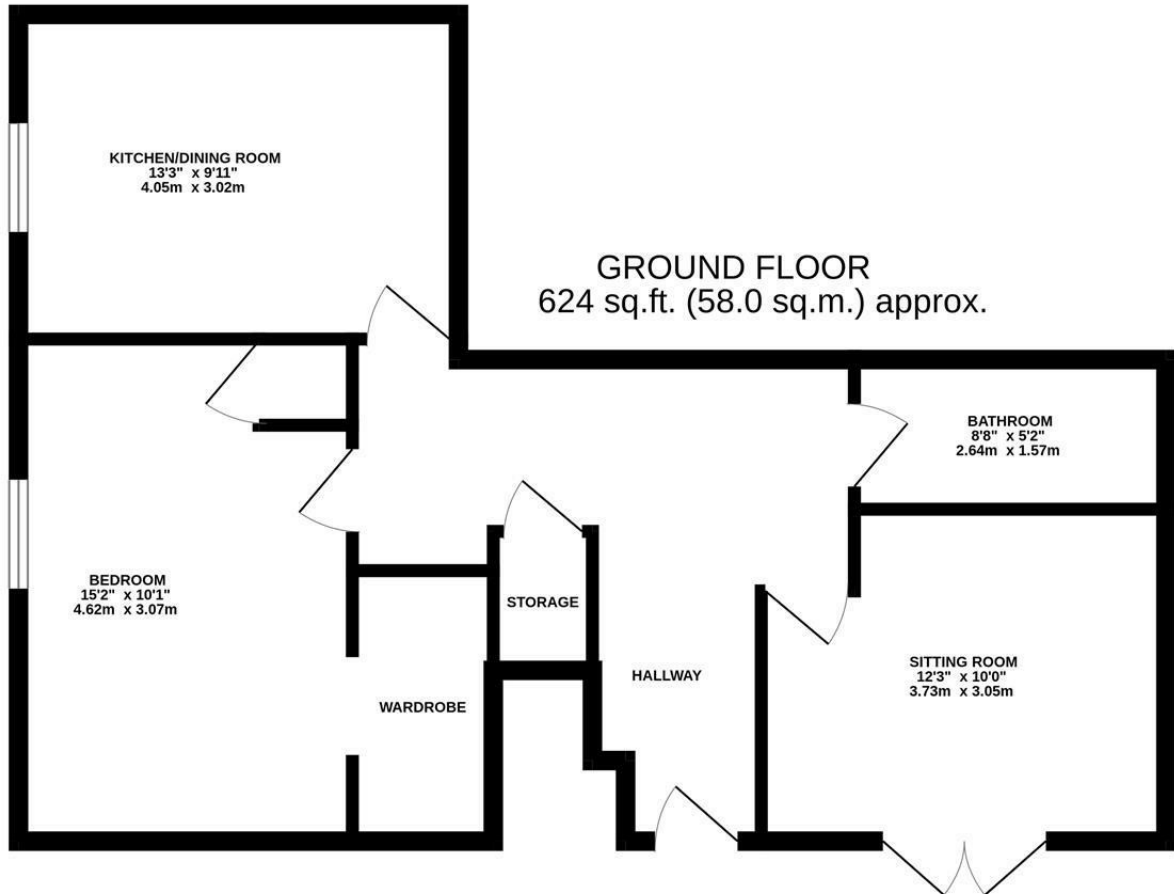
- NO ONWARD CHAIN
- ENCLOSED GARDEN
- 13'3" KITCHEN/DINING ROOM
- GAS CENTRAL HEATING
- CITY CENTRE LOCATION
- GROUND FLOOR FLAT
- ONE DOUBLE BEDROOM
- SITTING ROOM WITH DOOR INTO THE GARDEN
- RECENTLY INSTALLED BOILER
- LEASEHOLD

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GROUND FLOOR APARTMENT...Located just off Colegate, within easy walking distance of the city centre, is this generous one bedroom apartment which was built in the 1980's. Features include a 13'3" kitchen/dining room, sitting room, a spacious entrance hall, double bedroom with walk in wardrobe, 8'8" x 5'2" bathroom, gas central heating via a recently installed boiler, an enclosed courtyard garden accessed via double doors from the sitting room, as well as externally and an outside store. The property is leasehold with approximately 104 years remaining and the ground rent and service charge equate to approximately £200 per annum.

Council Tax Band - B





TOTAL FLOOR AREA : 624 sq.ft. (58.0 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		75	75
(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		



