



Patricia Road, Norwich, NR1 2PE

£200,000

- GROUND FLOOR APARTMENT
- BAY FRONTED SITTING/DINING ROOM
- BATHROOM
- UPVC DOUBLE GLAZED WINDOWS
- REDECORATED & RE-FLOORED
- TWO DOUBLE BEDROOMS
- FITTED KITCHEN
- CLOAKROOM
- GAS CENTRAL HEATING (BOILER FITTED 2022)
- GARDEN

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GROUND FLOOR APARTMENT... This beautifully presented apartment is positioned within walking distance of the city centre and comes with gas central heating via a boiler fitted in 2022, UPVC double glazing and a garden. The property has been redecorated and re-floored, as well as being fully damp proofed. The accommodation consists of an entrance hall, cloakroom with WC and wash hand basin, fitted kitchen, bay fronted sitting/dining room, an inner hall, two double bedrooms and a bathroom.

LEASEHOLD INFORMATION

Term remaining - 92 years

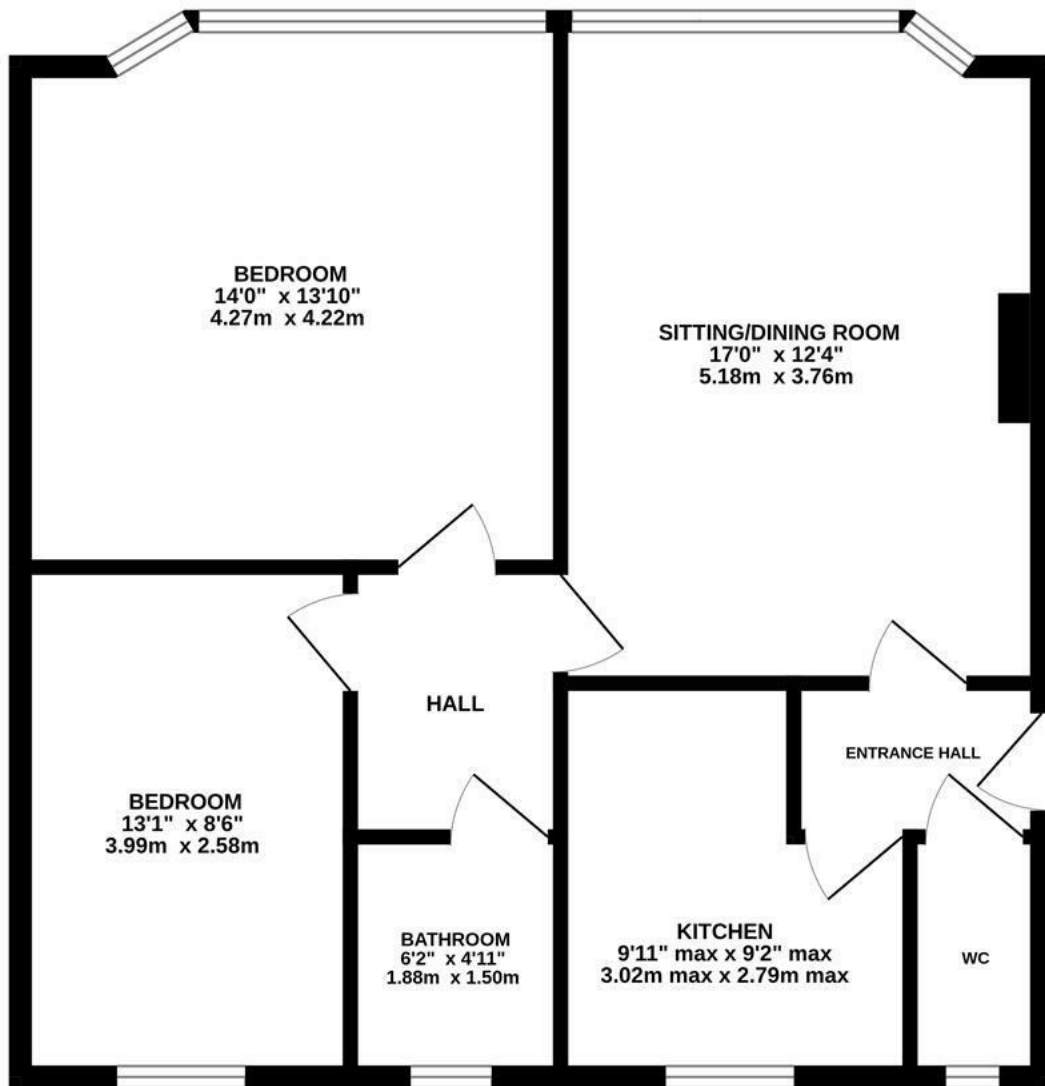
Ground Rent - £90 per annum

Service Charge - £1000 per annum

Council Tax Band -



GROUND FLOOR
700 sq.ft. (65.1 sq.m.) approx.



TOTAL FLOOR AREA : 700 sq.ft. (65.1 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		72	78
(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		



