

Ben Allman  
Estate & Letting Agents



15 Mallard Way

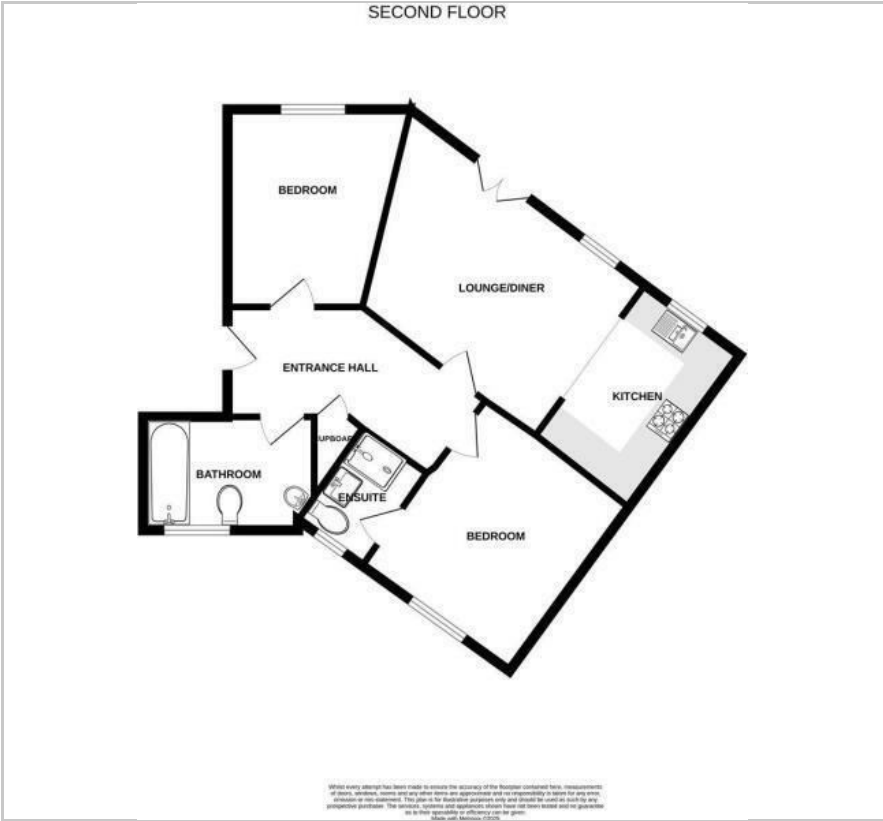
, Sprowston, NR7 8DN

Guide price £155,000





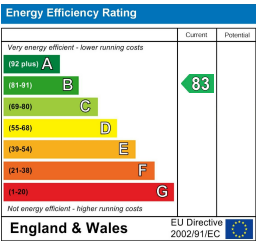
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Ben Allman Estate Agents Office on 01603 555577 if you wish to arrange a viewing appointment for this property or require further information.

- First Floor Apartment Overlooking Fields
- No Onward Chain
- Open-Plan Sitting Room/Kitchen With Juliet Balcony
- One Bathroom And One En-Suite
- Two Bedrooms
- Long Lease Length Of 115 Years
- Ground Rent £500 Per Annum
- Service Charge Approximately £1068 Per Annum
- Residents Car Park
- Communal Gardens



Step into this beautifully presented two-bedroom first-floor apartment, ideally located on the edge of a modern and popular development in the highly desirable suburb of Sprowston. Perfect for first-time buyers or savvy buy-to-let investors, this stylish home offers spacious, low-maintenance living in a fantastic location.

From the moment you arrive, the property impresses with its secure intercom entry and welcoming entrance hall, leading into a bright and airy open-plan kitchen/sitting room that boasts a charming Juliet balcony.

There are two good-sized bedrooms, with the main bedroom benefiting from its own en-suite shower room for added comfort and convenience, while the main bathroom is finished to a high standard. The entire apartment is in excellent condition throughout, equipped with gas central heating and double glazing.

Outside, you'll find an off-road parking space, along with well-maintained communal gardens that add to the attractive setting of this popular development.

This is a fantastic opportunity to secure a stylish and ready-to-move-into apartment in one of Norwich's most sought-after suburbs. Early viewing is highly recommended — this one won't be around for long!

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.