

Ben Allman
Estate & Letting Agents



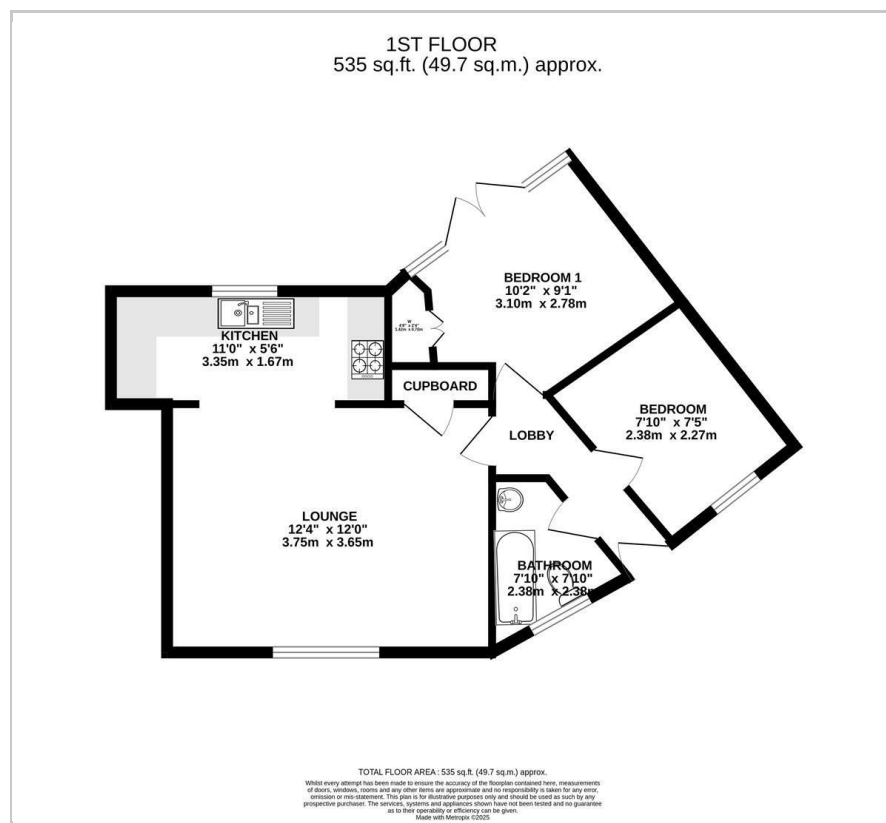
73 Whistlefish Court

, Norwich, NR5 8QR

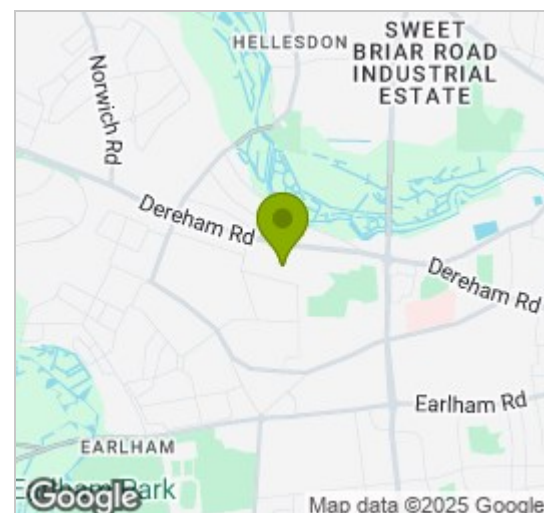
Offers in excess of £160,000



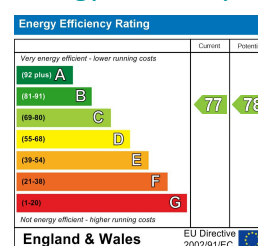
Floor Plan



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.

- Ground Floor Apartment
- Enclosed Private Garden
- One Allocated Parking Space
- No Onward Chain
- Built In 2006
- Lease Length - 980 Years Remaining
- Service Charge - £0
- Ground Rent - £0
- Gas Central Heating
- EPC Rating - C

No Service Charge or Ground Rent Step into modern comfort with this stylish two-bedroom ground floor apartment, perfectly positioned in a contemporary development just off Dereham Road, offering effortless access to the vibrant heart of the City Centre. Designed for both convenience and lifestyle, this beautifully presented home features a welcoming entrance hall that opens into a spacious open-plan living area, combining lounge, dining, and a sleek modern kitchen fitted with integrated appliances.

Flooded with natural light thanks to double glazing throughout, the apartment also boasts gas central heating. The bathroom is finished to a high standard, and both bedrooms are well-proportioned, offering flexibility for professionals, small families, or those seeking a guest room or home office. Outside, enjoy your own private, enclosed rear garden - a rare find - and the added bonus of allocated parking.



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

2B Sprowston Road, Norwich, Norfolk, NR3 4QN
Tel: 01603 555577 Email: enquiries@baela.co.uk www.baela.co.uk