



Bahram Road, Costessey - NR8 5EY

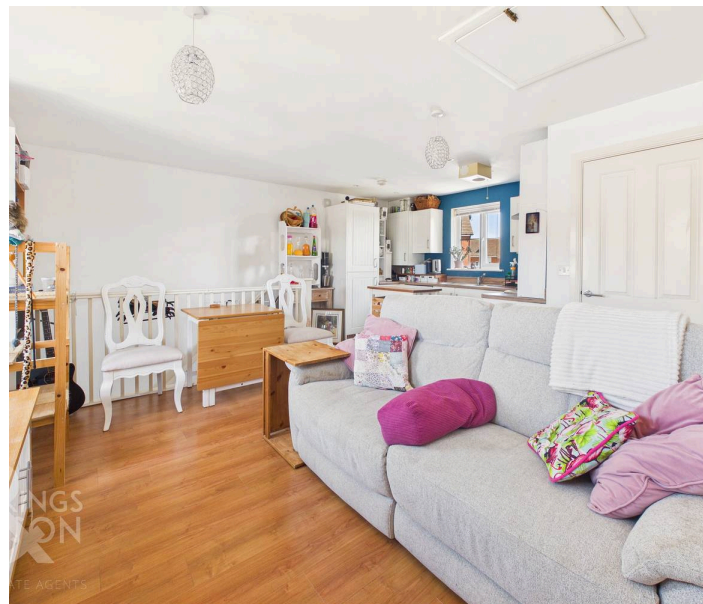




## Bahram Road

Costessey, Norwich

Presented in GOOD ORDER and benefitting from a LONG LEASEHOLD LENGTH with 980 years remaining, this SELF CONTAINED MODERN FIRST FLOOR APARTMENT offers an exceptional opportunity for first time buyers, investors, or those seeking convenient single level living within CLOSE PROXIMITY TO LOCAL AMENITIES, SCHOOLS and TRANSPORT LINKS. Step through the welcoming HALLWAY ENTRANCE on the ground floor with stairs leading up to the heart of the home - the OPEN PLAN SITTING & DINING ROOM, a bright and airy space perfect for relaxing or entertaining guests. The FULLY FITTED KITCHEN boasts INTEGRATED APPLIANCES, ample storage and contemporary finishes, making meal preparation both enjoyable and efficient. There are TWO WELL-PROPORTIONED BEDROOMS, each offering comfort and privacy, offering versatility for use as a home office or guest room. The attic space spans the entire flats floor plan and has been fitted with an integrated loft ladder and partial base boarding for added storage. THREE PIECE FAMILY BATHROOM features a shower over the bath, modern tiling and a functional space for daily routines. GAS CENTRAL HEATING can also be found with affordable running costs. Externally there is also the benefits of ONE ALLOCATED PARKING space with the shared parking area.





Council Tax band: A

Tenure: Leasehold

- Self Contained First Floor Apartment
- Presented In Excellent Order
- Within Close Proximity To Local Amenities, Schools & Transport Links
- Open Plan Main Reception Room/Kitchen
- Two Double Bedrooms
- Family Bathroom With Bath & Shower Over
- Allocated Parking Space Off Road
- Ideal First Time Purchase

The development of Queens Hill is located on the fringes of Costessey. Local schooling is located within walking distance, and a regular bus link into Norwich City centre is provided. The property is only a 0.2 mile walk to Queens Hill Community Park and a 90 acre Country Wildlife site managed by south Norfolk council. The nearby Longwater Retail Park offers a fantastic range of shops and supermarket, whilst the A47 leads to Norwich and the A11.



## SETTING THE SCENE

Set back from the road, the property is accessed via a paved pathway to the front leading to the self contained main entrance door at the front. The door opens into its own hallway with stairs leading up. The allocated parking space can be found to the rear of the building within the shared parking area. Further on road parking is located on Bahram Road.

## THE GRAND TOUR

Entering the apartment via the ground floor entrance, there is space for coats and shoes as well as stairs ahead leading to the first floor. The heart of the home is the open plan sitting and dining room with kitchen also, offering a wood effect flooring for ease of maintenance. This versatile space allows for a range of soft furnishing layouts alongside formal dining, and sits perfectly adjacent to the kitchen. There is a bright dual aspect to front and rear providing plenty of natural light. The fully fitted kitchen boasts an extensive range of wall and base storage units, with wrap around worktops providing ample space for food preparation. Integrated appliances include an oven, a four burner gas hob with an extractor overhead and a fridge/freezer, whilst under counter plumbing is available for a washing machine. There is a large storage cupboard also within the reception space. The inner hallway leads to two good sized bedrooms and the family bathroom also. The main bedroom comfortably accommodates a double bed as well as storage options. This room is currently used as a home office with partitioning in place. The adjacent second bedroom comfortably fits a king size bed. Serving both bedrooms is the three piece family bathroom, complete with overhead spotlights, practical tiled splashbacks and a shower over the bath with a glass screen.

## FIND US

Postcode : NR8 5EY

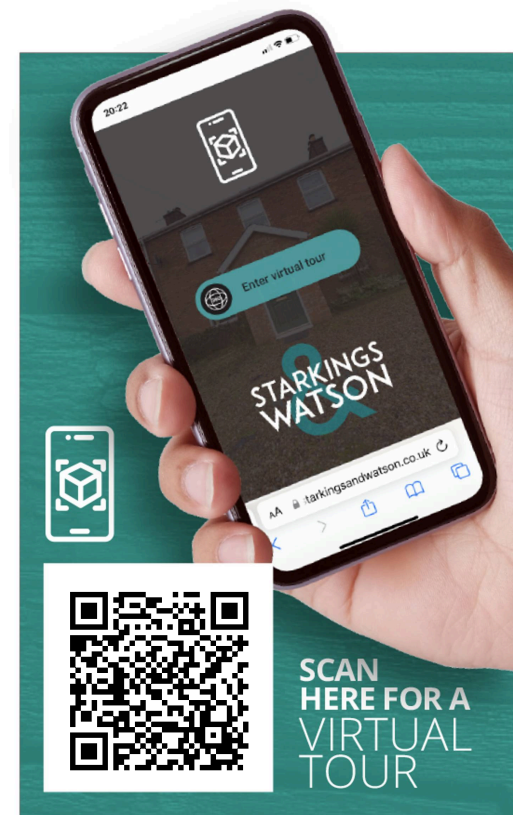
What3Words : ///summit.exotic.tile

## VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

## AGENTS NOTES

The property is offered on a leasehold basis with 980 years remaining lease with 999 years from new. The property is subject to a service charge of approx £250 paid every six months, with the added benefit of no ground rent payable.









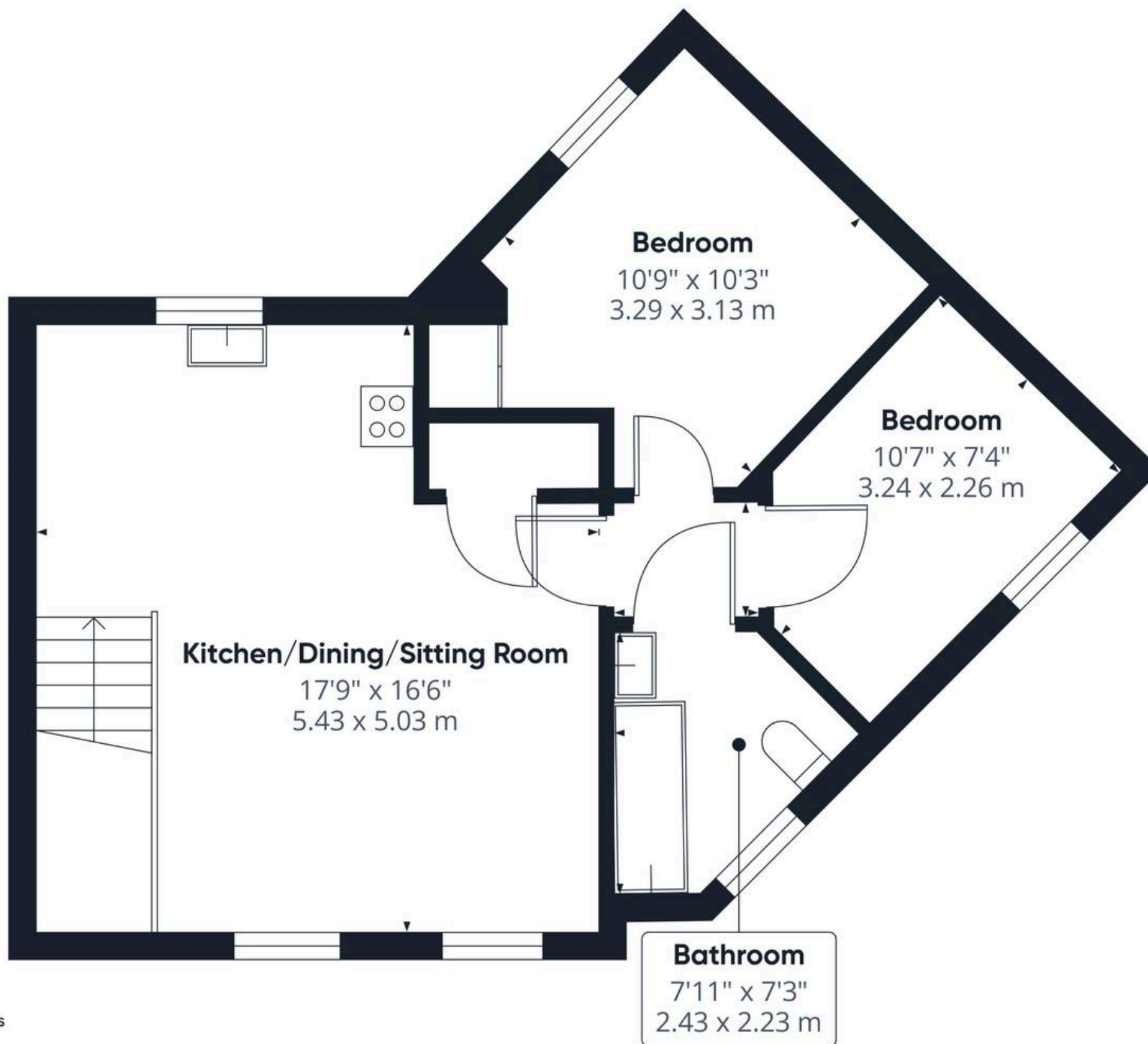


## THE GREAT OUTDOORS

There are no private gardens included within the sale of the apartment. Green space can be found on the opposite side of the road. There is one allocated parking space within the shared communal parking area to the rear.







Floor 1

Approximate total area<sup>(1)</sup>

486 ft<sup>2</sup>

45.2 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





## Starkings & Watson Hybrid Estate Agents

196 Norwich Road, Costessey - NR5 0EX

01603 336446 • [costessey@starkingsandwatson.co.uk](mailto:costessey@starkingsandwatson.co.uk) • [starkingsandwatson.co.uk/](http://starkingsandwatson.co.uk/)

Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.