

Ben Allman
Estate & Letting Agents



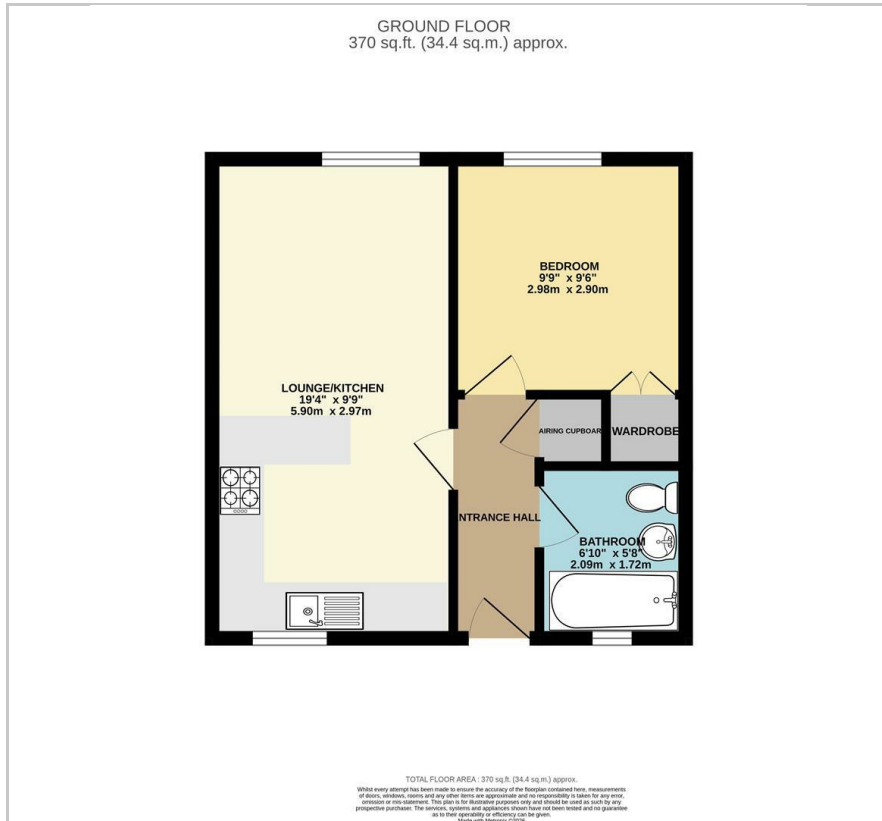
6 Throckmorton Yard

, Norwich, NR3 1PJ

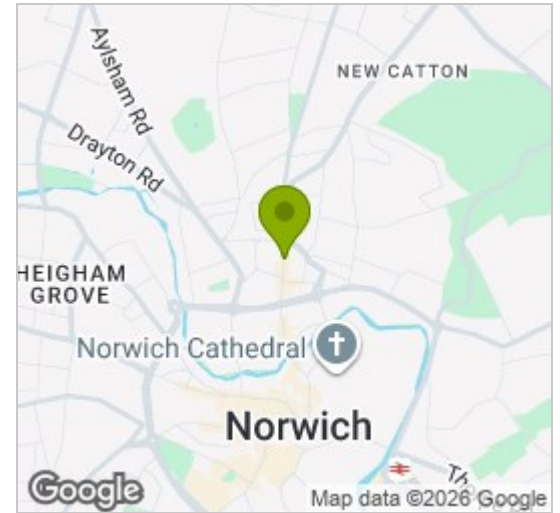
Guide price £125,000



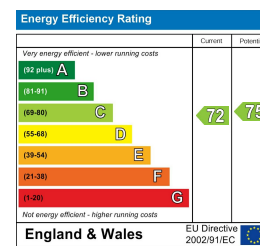
Floor Plan



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.

- One Bedroom Apartment Located On The Second Floor
- Brick-Built Storage Shed Providing Ample Space For Bicycles
- Permit Parking In Residents Car Park + Visitors Permit
- Upgraded Open-Plan Kitchen/Sitting Room In 2023 Permit
- Modern Bathroom
- Double Bedroom With Built-In Wardrobes
- Lease Length Approximately 97 Years Remaining
- Service Charge Approximately £1280 Per Annum Including Heating (Quarterly Payments Of £320)
- Ground Rent Approximately £10 Per Annum
- EPC Rating -C

Set within a well-maintained development, this excellently presented second-floor apartment has been thoughtfully updated, most notably with a newly fitted sage-green kitchen installed in 2023, which forms a stylish and contemporary open-plan living space.

The apartment features a comfortably-sized double bedroom complete with a built-in wardrobe, alongside a modern, well-appointed bathroom. Residents also benefit from access to a private car park, with permit parking included as well as an additional visitor permit and a secure intercom entry system with key fob.

Externally, a brick-built storage shed provides ample space for bicycle storage. Further advantages include heating and buildings insurance, both of which are covered within the service charge.



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.