

propertyladder



Robin Court, Robin Close, Costessey, NR8

A Chain Free Apartment With Unique Open Plan Octagonal Shaped!

GUIDE PRICE £150,000 - £160,000 LEASEHOLD 132 Years



BRITISH
PROPERTY
AWARDS

2025

★ ★ ★ ★ ★

GOLD WINNER

ESTATE AGENT
IN NORWICH
(NR10-16)

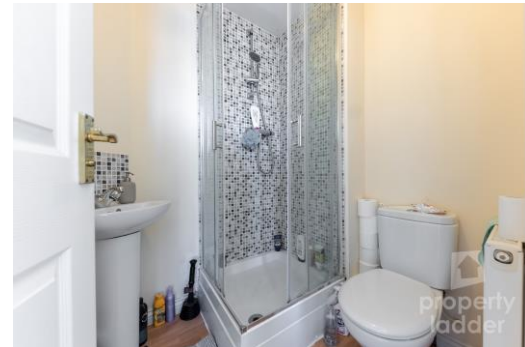
STRIKING HOME FILLED WITH LIGHT!

Located within the popular Queen Hills development, this second floor apartment showcases an impressive sense of space, style, and natural light, centred around its unique open plan octagonal living area! Offered with no onward chain, the beautifully proportioned accommodation begins with a welcoming entrance hall leading to two double bedrooms, including an en-suite shower room to the master, alongside a stylish family bathroom.

The feature of the home is the spectacular octagonal shaped lounge and dining area, a striking and rarely available feature where an array of windows creates a captivating, light filled environment with an exceptional sense of openness. Designed for modern living and effortless entertaining, this stunning space flows seamlessly into



“the feature of the home is the spectacular octagonal shaped lounge”



Overview

- Second Floor Apartment
- Octagonal Shaped Aspect Lounge/Diner
- Two Bedrooms
- En-Suite Shower & Family Bathroom
- Allocated Parking
- No Onward Chain
- Gas Central Heating & Double Glazing
- Entrance Hall & Fitted Kitchen
- Ideal First Home In Popular Queens Hill Development
- Guide Price £150,000 - £160,000





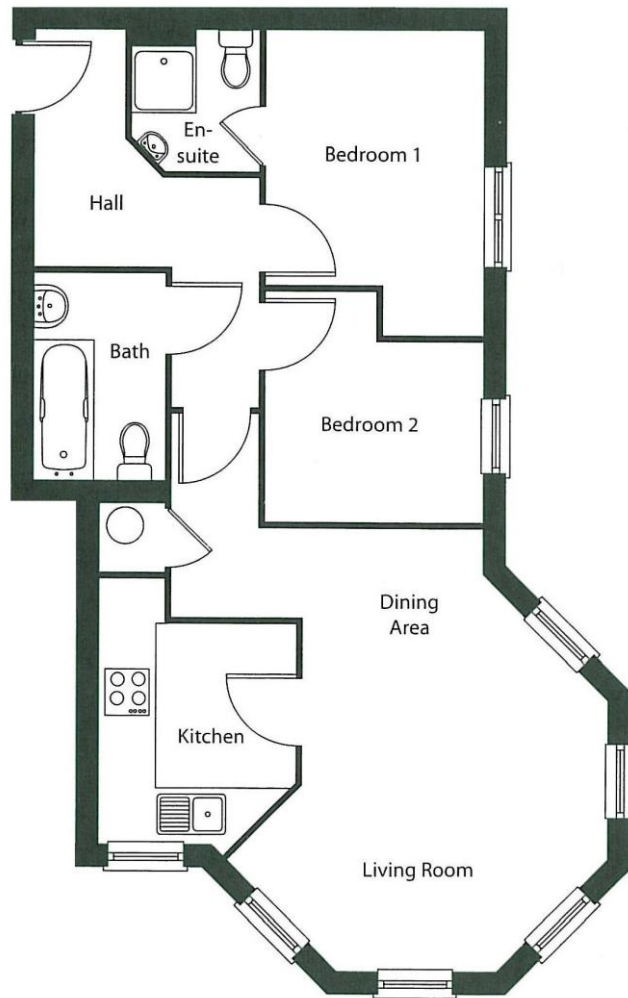
Location

Queens Hill, NR8, is a highly sought after modern development located on the western fringes of Norwich, offering the perfect balance between contemporary living and convenient access to the city and surrounding countryside. The area is well regarded for its attractive green spaces, family friendly atmosphere, and excellent local amenities, including a supermarket, schools, cafés, and everyday conveniences. Benefiting from superb transport links, residents enjoy easy access to Norwich city centre, the University of East Anglia, the Norfolk & Norwich University Hospital, and major road connections including the A47, making Queens Hill an ideal location for professionals, families, and those seeking a well connected yet peaceful setting.



Outside

Features include handy off-road, allocated parking, providing secure and convenient space right outside, gas central heating and double glazing.



FULL EPC AVAILABLE UPON REQUEST

Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	81 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Selling your home?

If you are considering selling your home, please contact us for your no obligation free market appraisal.

COUNCIL TAX BAND: B

LOCAL AUTHORITY: SOUTH NORFOLK COUNCIL

SERVICES CONNECTED: MAINS WATER, MAIN DRAINS, MAINS ELECTRICITY, GAS CENTRAL HEATING

**BRITISH
PROPERTY
AWARDS
2025**

GOLD WINNER

ESTATE AGENT
IN NORWICH
(NR10-16)

98 Crostwick Lane, Spixworth, NR10 3NQ

T 01603 898100

propertyladderonline.com

IMPORTANT NOTICE: Property Ladder, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Property Ladder have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.