



Russet Grove, Norwich - NR4 7NQ

**STARKINGS
& WATSON**

HYBRID ESTATE AGENTS

Russet Grove

Norwich

NO CHAIN. Welcome to this SPACIOUS AND BRIGHT TWO BEDROOM SECOND FLOOR FLAT, set within an EVER POPULAR LOCATION, ideal for FIRST TIME BUYERS or INVESTORS. Step inside via the entrance and discover the impressive 18' OPEN SITTING/DINING ROOM, flooded with natural light from LARGE uPVC DOUBLE GLAZED WINDOWS, creating a welcoming and versatile space for relaxing or entertaining. The FITTED KITCHEN provides a practical range of STORAGE AND WORKTOP SPACES, perfect for preparing meals and keeping everything organised. Both DOUBLE BEDROOMS offer BUILT-IN STORAGE, maximising floor space and ensuring a clutter-free environment, while the RECENTLY REDECORATED FAMILY BATHROOM features a fresh feel. The property is in need of some modernisation, presenting FANTASTIC POTENTIAL for buyers to add their own style and value. With a well-designed layout that flows seamlessly from the entrance hall through to the living areas and bedrooms, this flat offers a comfortable and flexible lifestyle with open communal green spaces and a personal external brick storage shed.



- No Chain
- Second Floor Flat In An Ever Popular Location
- 18' Open Sitting/Dining Room With Large uPVC Double Glazed Windows
- Fitted Kitchen With A Range Of Storage & Worktop Spaces
- Two Double Bedrooms Each With Built In Storage
- Recently Redecorated Family Bathroom
- Open Communal Grounds Plus External Brick Storage Shed
- Ideal First Time Purchase or Investment Opportunity

Located in the heart of Norwich City Centre to provide an urban retreat, whilst being far enough away from the hustle and bustle, but within convenient walking distance to the main shopping district, city college, train station and Riverside complex. A number of pubs, cafes, restaurants, cinema and bars can be found along with fantastic shopping outlets. Easy access to main road links can be found, in particular the A11 and A47.

Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: C



SETTING THE SCENE

The property is located towards the very rear of this ever popular development where a residence only car park gives the perfect space to securely park your vehicle with walkway leading towards the front door.

THE GRAND TOUR

Once inside a bright and neutral décor is the first thing to greet you with handy external storage cupboard linking back to the inside lobby. Directly ahead is a fully fitted kitchen offering a mixture of wall and base mounted cabinetry with tiled splashbacks and space remaining for white goods and appliances. An inset chrome sink adorns the wooden effect work with space remaining underneath the countertops for a washing machine and tumble dryer with plumbing. The main living space comes in the form of an 18' open plan sitting and dining area with all wooden effect flooring laid underfoot. The space remains incredibly well lit courtesy of two large uPVC double glazed sets of windows which overlook the leafy expanse between the properties. A secondary hallway towards the rear of the home gives access into each of the two bedrooms with both benefiting from built in storage whilst the larger again overlooks the open communal green space and the smaller fitted with carpeted flooring. The family bathroom suite has recently been redecorated with newer flooring laid down and low level gas fired radiator mounted on the wall.

FIND US

Postcode : NR4 7NQ

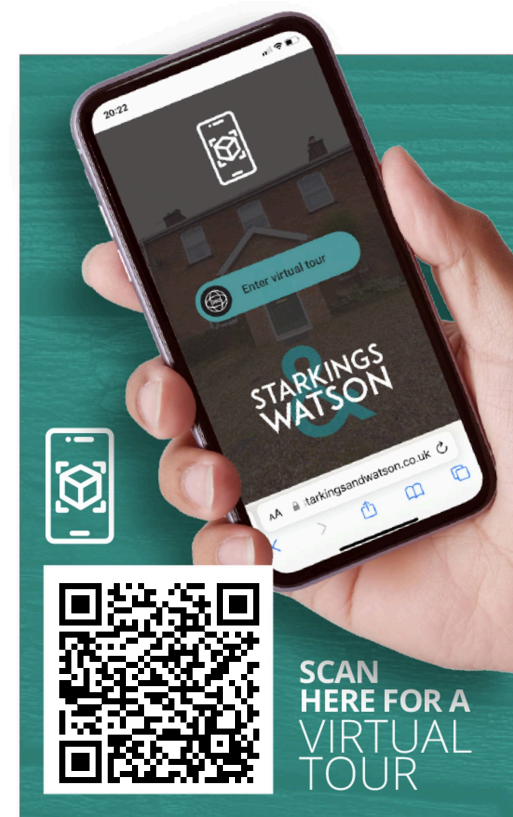
What3Words : ///dive.type.hears

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 a remaining term of 87 years. There is a yearly service charge payable amounting to £273.23 with ground rent set at £10.



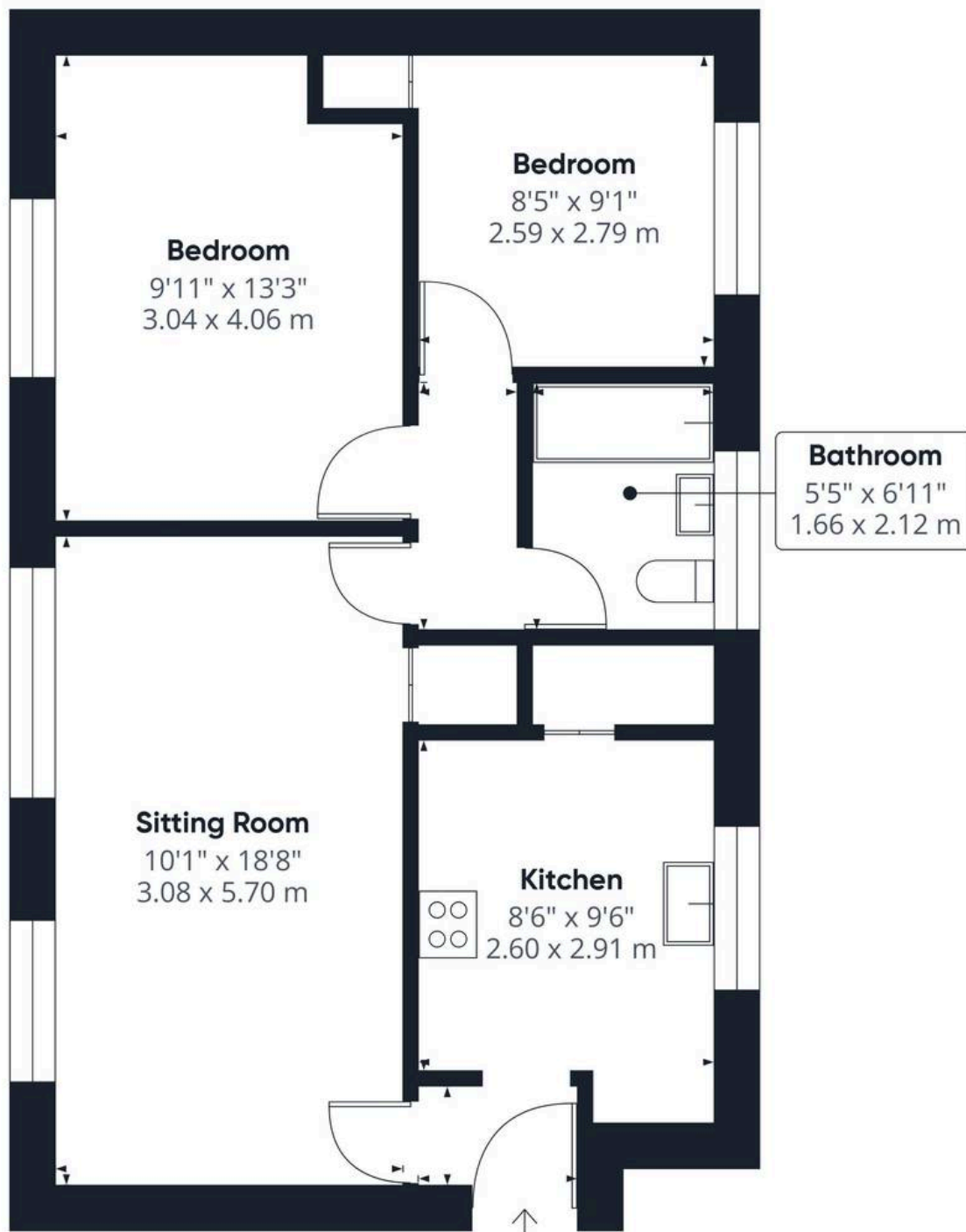




THE GREAT OUTDOORS

There are communal open green spaces surrounding the development however no private gardens. From the resident parking spaces before entering the building, there is access to a private external brick storage shed.





Approximate total area⁽¹⁾

587 ft²

54.5 m²

(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.

GIRAFFE 360





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