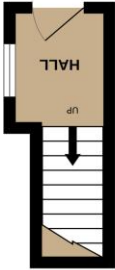
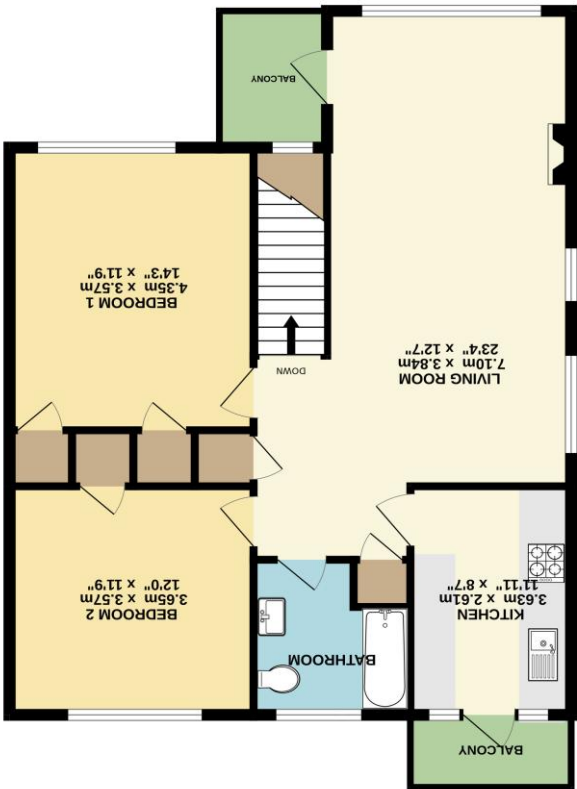
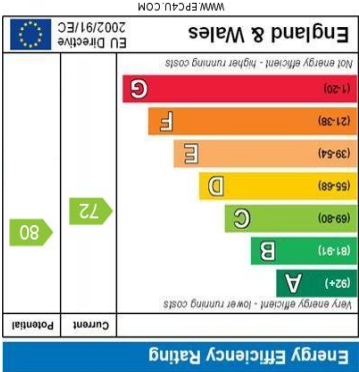


Norwich Office - Sales, Lettings and Auctions

2-6 Ber Street, Norwich, Norfolk, NR1 3EJ

Tel: 01603 305805

homes@pymmand.co.uk | lettings@pymmand.co.uk



1st Floor

Ground Floor

This floor plan is for illustrative purposes only and is not drawn to scale. Measurements, floor areas, opening and window sizes are approximate. They should be taken upon the day of the viewing and not taken as part of an agreement. No liability is taken for any error or misstatement. All parties must verify the floor plan and measurements with the agent.

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- First floor apartment in prestigious Bracondal location
- Private ground floor entrance hall
- Stunning open plan lounge/diner with private balcony and woodburner
- Two double bedrooms, both with built-in wardrobes
- Quality fitted kitchen with rear balcony
- Well appointed bathroom
- Gas central heating and double glazing
- Many original features
- Single garage with parking in front
- Front garden and landscaped communal gardens



This stunning two double bedroom first-floor apartment is set within a highly desirable cul-de-sac and boasts an array of charming Art Deco features. Accessed via its own private ground floor entrance, a staircase leads to a magnificent open plan living area that immediately impresses with its sense of space and light. This double aspect room enjoys windows to both the front and side, complemented by a balcony to the front and a cosy inset wood burner, creating a perfect setting for both relaxing and entertaining. The property offers two generously sized double bedrooms, each with built-in wardrobes, alongside a quality fitted kitchen that opens onto a rear balcony. A well appointed bathroom completes the internal accommodation. Additional benefits include double glazing, gas central heating, and a wealth of attractive period details throughout. Externally, the apartment enjoys its own private front garden space, as well as access to beautifully maintained communal grounds and gardens. Further enhancing its appeal is a single garage with a parking space in front, providing both convenience and practicality.

Location

Bracondale Court enjoys a prime position in the heart of Bracondale, Norwich, tucked away in the corner of this prestigious close to offer both peace and convenience. The vibrant City centre is within easy reach, boasting an abundance of bars, restaurants, boutique shops, and large shopping malls. Football fans will appreciate being within walking distance of Carrow Road, while excellent public transport links provide quick and easy access in and out of the City. The nearby Southern Bypass and City’s train station makes travelling further afield equally straightforward. Local amenities, including well regarded schools, doctors surgeries, and a supermarket, are all close at hand.

Agents Note - Anti Money Laundering

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45+ VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.



Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify they are in working order and are fit for purpose. Furthermore our measurements are for an indication only and should not be taken as fact. Solicitors should confirm moveable items described in the sales particulars are, in fact, included in the sale, since circumstances do change during marketing or negotiations.

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Are you looking at this property as a buy to let investment?

If you would like any help regarding the letting and management of this or any other property, our lettings department are always happy to help.

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