

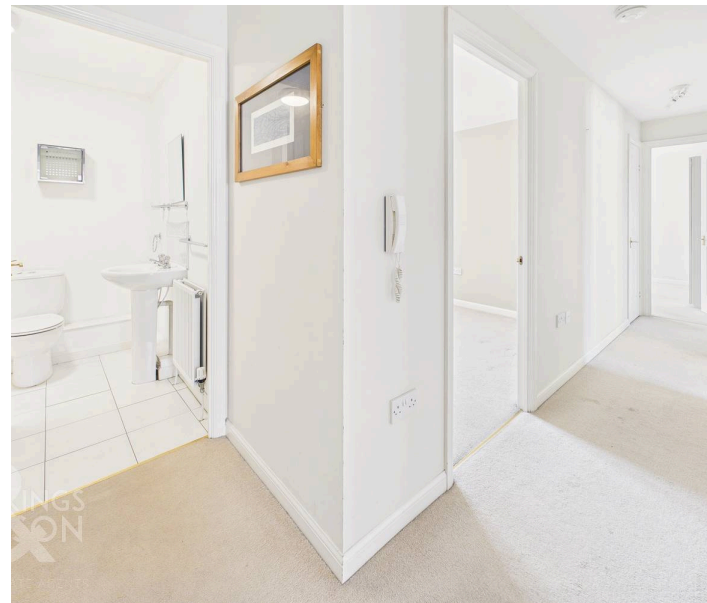


Whitworth Court, Norwich - NR6 6GN

Whitworth Court

Norwich

NO CHAIN. Presenting a RARE THREE BEDROOM first floor apartment, this WELL PRESENTED, LIGHT and BRIGHT home offers approximately 728 SQ. FT. (stms) of thoughtfully arranged accommodation, perfectly suited to modern lifestyles. Step inside via a WELCOMING HALL ENTRANCE, complete with TWIN BUILT-IN STORAGE CUPBOARDS for added practicality. The generous 13' SITTING/DINING ROOM enjoys excellent natural light through TWIN WINDOWS, creating a versatile space for both relaxation and entertaining. The FULLY FITTED KITCHEN features INTEGRATED APPLIANCES, providing a sleek and functional environment for culinary pursuits. The property benefits from an EN SUITE SHOWER ROOM to the principal bedroom, in addition to a well-appointed FAMILY BATHROOM, ensuring convenience for residents and guests alike. All THREE BEDROOMS are well-proportioned, offering flexibility for family life, home working, or guest accommodation. An ALLOCATED PARKING space for one vehicle adds to the practical appeal of this exceptional apartment.



Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: C

- No Chain!
- First Floor Apartment
- Rare Three Bedroom Layout
- Approx. 728 Sq. ft (stms)
- 13' Sitting/Dining Room with Twin Windows
- Fully Fitted Kitchen with Integrated Appliances
- En Suite Shower Room & Family Bathroom
- Allocated Parking for One Vehicle

Old Catton is a popular north suburb of Norwich. Benefiting from a range of local amenities including shops and schooling. There is good access to the NDR and a regular bus service into the city of Norwich with a Park and Ride facility at Norwich International Airport which is 5-10 minutes drive. The property is also a 10-minute walk away from the beautiful and popular Catton Park.



SETTING THE SCENE

From the communal car park, an entrance door leads to the communal hall, accessed via an intercom entry system, where stairs rise to the first floor.

THE GRAND TOUR

Once inside, a porch entrance offers the ideal meet and greet space, with room for coats and shoes, with a door taking you to the main hall entrance. Finished with fitted carpet and twin built-in storage cupboards, doors lead off to the bedroom and living accommodation. The sitting room sits at the end of the hall with fitted carpet underfoot and twin side facing windows for excellent natural light. This light and bright room is the ideal size for entertaining and dining. The kitchen sits towards the main front door, in a galley style arrangement of wall and base level units, with integrated cooking appliances including an inset gas hob and built-in electric double oven with tiled splash-backs and extractor fan. Further appliances include an integrated fridge freezer, dishwasher and washing machine, with a cupboard housing the wall mounted gas fired central heating boiler.

The three bedrooms are all fantastic sizes - finished with fitted carpet and uPVC double glazing. The main bedroom includes a private ensuite shower room finished with a three piece suite including a walk-in shower cubicle with a thermostatically controlled shower, tiled splash-backs and flooring. Completing the property is the family bathroom with a three piece suite including a panelled path with a thermostatically controlled shower and glazed shower screen, tiled splash-backs and tiled flooring.

FIND US

Postcode : NR6 6GN

What3Words : ///fixed.intervals.pillow

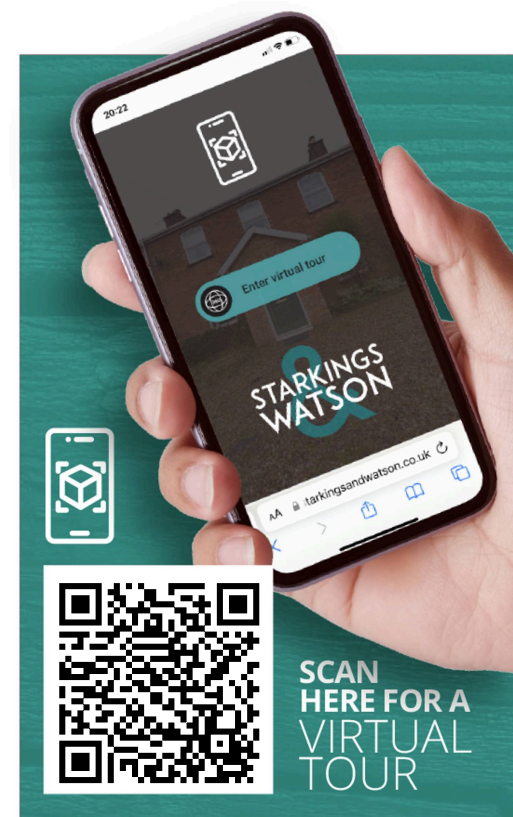
VIRTUAL TOUR

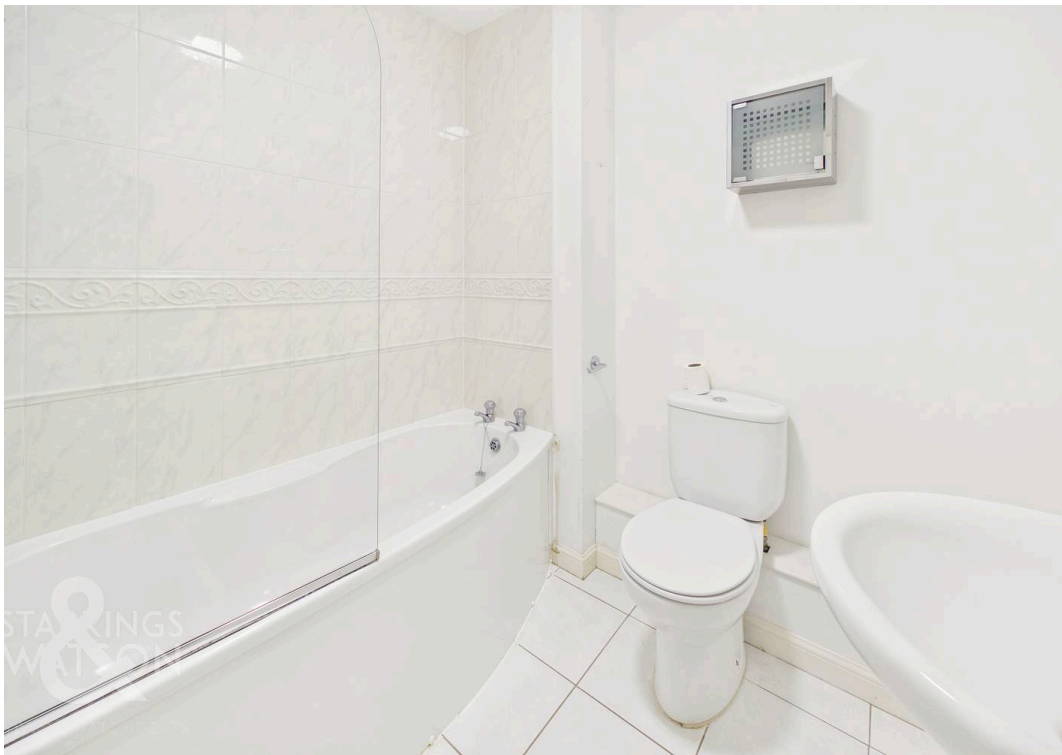
View our virtual tour for a full 360 degree of the interior of the property.

AGENTS NOTES

The property is offered leasehold, with a remaining 125 year lease term.

Ground rent is charged at £110.88 every six months, with service charges in the region of £650.65 every six months.



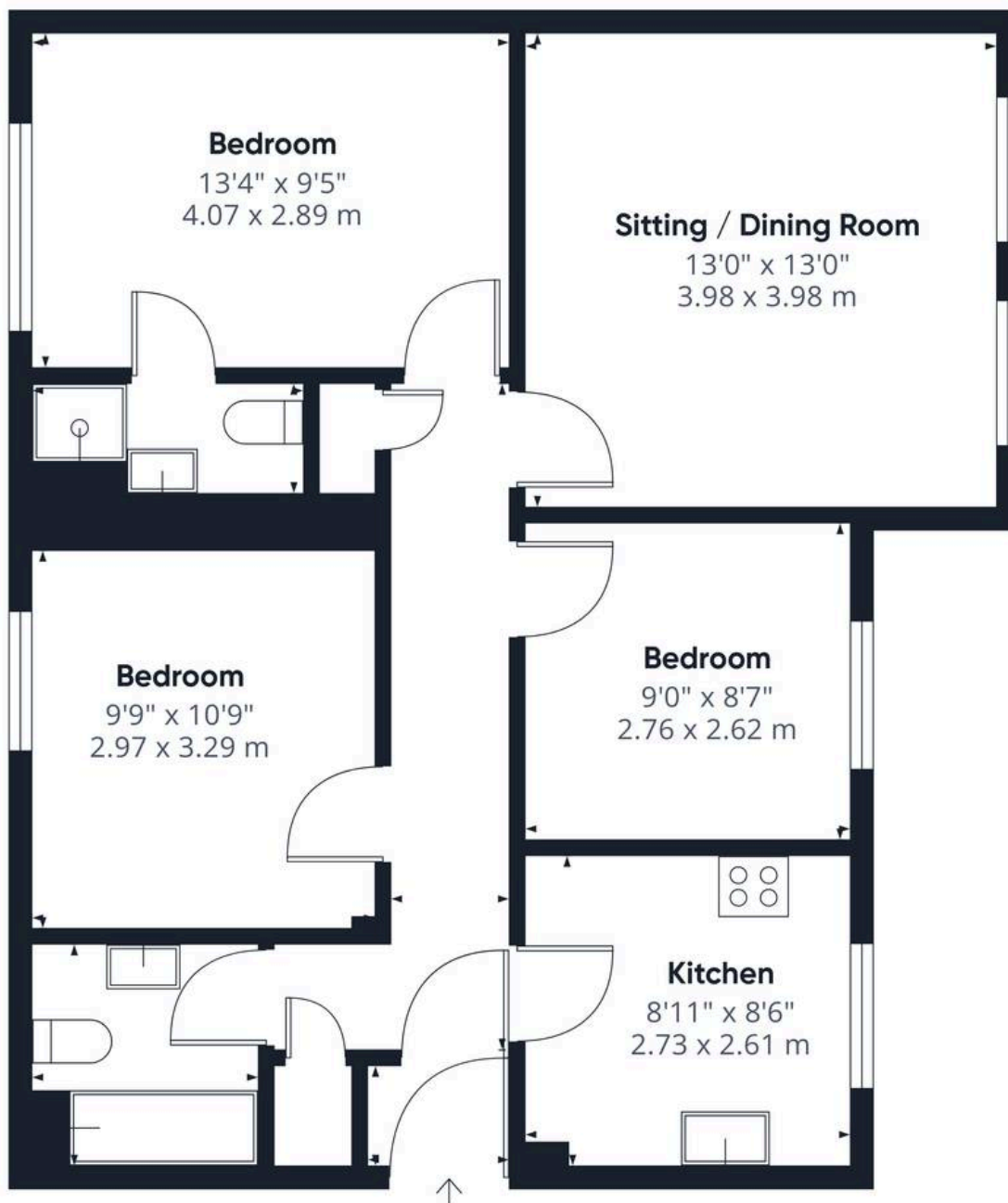




THE GREAT OUTDOORS

Green space can be found around the development, whilst the property is located a short walk from the Children's play area on Stirling Road.





Approximate total area⁽¹⁾

728 ft²

67.6 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





Starkings & Watson Hybrid Estate Agents

196 Norwich Road, Costessey - NR5 0EX

01603 336446 • costessey@starkingsandwatson.co.uk • starkingsandwatson.co.uk/

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