



**Beechbank**  
**Norwich, NR2 2AL**  
**Asking Price £150,000**

**claxtonbird**  
residential

## Beechbank, Norwich, NR2 2AL

Nestled within the popular Beechbank Development, this charming one-bedroom second-floor apartment offers well-presented living accommodation in a central location. Positioned just off Unthank Road, residents will find themselves surrounded by a vibrant array of shops, pubs, and cafes, as well as being a short distance from the City Centre. The accommodation boasts a well-proportioned sitting room with a private balcony, modern fitted kitchen equipped with built-in appliances and a contemporary shower room. Internally, the property features upvc double glazing throughout and a warm air heating system. Externally, the apartment is set within beautifully maintained communal gardens, offering a serene outdoor seating area for residents to enjoy, as well as a private en bloc garage. This delightful apartment is ideal for those seeking a low-maintenance home in a vibrant community.

### Entrance Hall

Entrance door and doors to all rooms.

### Sitting Room 13'10" x 10'2" (4.23 x 3.11)

Upvc double glazed window to front aspect, warm air heating and upvc double glazed door leading out to the balcony.

### Kitchen 6'10" x 8'3" (2.10 x 2.53)

Modern fitted kitchen comprising wall and base units with wood-effect work surface over, stainless steel sink drainer, built-in hob with extractor over, built-in microwave oven, built-in washing machine, built-in fridge freezer, tiled splashbacks, tiled effect floor and serving hatch connecting to the sitting room.

### Bedroom 10'3" x 9'4" (3.13 x 2.86)

Upvc double glazed window to front aspect and fitted wardrobes.

### Shower Room

Modern fitted suite comprising double walk-in shower cubicle with inset shower over, wash hand basin set in vanity unit with mixer tap, Vitra WC/bidet, fully tiled walls, tiled floor, extractor fan and towel rail heater.

### Outside

Set within well-maintained communal gardens, laid predominantly to lawn with a seating area, mature trees, shrubs and a private enbloc garage.

### Agents Note

Council Tax Band A

The vendor has informed us of the following information:

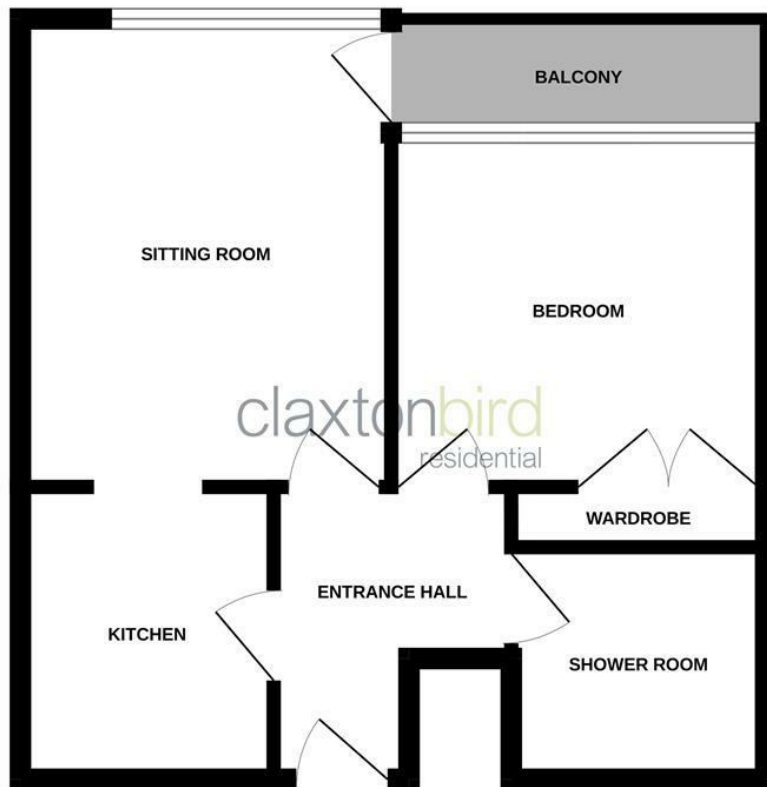
Lease Length: 999 years

Lease Remaining: 951 years approx

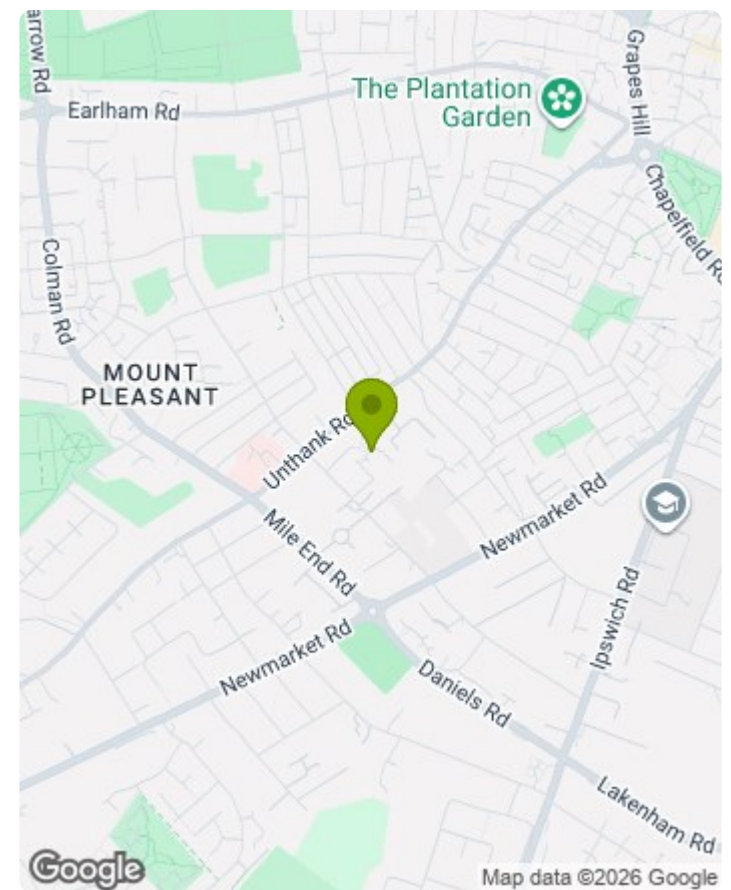
Annual Service Charge: £2010 - includes heating, water rates and buildings insurance



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
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