



Mineral Court St. Ann Lane, Norwich - NR1 1FZ

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HYBRID ESTATE AGENTS



Mineral Court St. Ann Lane

Norwich

Situated in the heart of the bustling city of Norwich this **FIRST FLOOR FLAT** is perfectly positioned to make the most of the vibrant city offerings to include leisure, shopping and stunning eateries all while being within walking distance from all public transport and the mainline train station with the riverside retail area being only a few minutes walk from the front door. The property itself is presented in flawless condition with **SECURE GATED** and **BUZZER ENTRANCE**. A central hallway gives way to **TWO LARGE DOUBLE BEDROOMS**, all having use of a **MODERN BATHROOM** and **EN-SUITE** to the main bedroom. The main living space comes in the form of a **25' OPEN PLAN** sitting and dining room with fully fitted **KITCHEN** with **INTEGRATED APPLIANCES** and a **BALCONY** seating area. The property does also come with coveted **ALLOCATED PARKING**.

Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: B

- First Floor Apartment
- Ideal Central Location Close To All Amenities & Mainline Train Station
- 25' Open Plan Living Area With Balcony
- Kitchen Boasting Integrated Appliances
- Two Large Double Bedrooms
- Three Piece Bathroom & En-Suite Shower Room
- Allocated Secure Parking Space
- Secure Gated Access To Well Maintained Communal Gardens

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 football ground, train station and Riverside complex. A number of pubs, cafes, restaurants, cinema and bars can be found along with a fantastic shopping outlet. Easy access to main road links can be found in particular the A11 and A47.

SETTING THE SCENE

The property is made secure from the public footpath with a locked and secure gated buzzer entry system where steps lead you up towards the well maintained and manicured communal gardens complete with a multitude of vibrant planted beds. A secondary secure buzzer intercom system sits at the front of the property before granting access to the central foyer with access towards the first floor.



THE GRAND TOUR

Once inside, the central hallway is the first space to greet you leading through the entirety of the home and granting access to every living space. Immediately to your left a modern three piece bathroom suite is on offer with a predominantly tiled surround - the space features low level vanity storage with tall heated towel rail plus a shower head mounted with the bath. Slightly further down the hallway, the first of the well proportioned double bedrooms opens up with carpeted flooring leaving more than enough room for a formal double bed with further soft furnishings and storage solutions whilst benefiting from the addition of an ensuite shower room again completed with a tall heated towel rail and low level vanity storage. Slightly further down the hallway a second bedroom is on offer. Whilst this space currently functions as a nursery, the room is more than large enough to accommodate a double bed with further soft furnishings laid upon carpeted flooring with a flawless and neutral décor.

At the end of the hallway the main living space opens in the form of an impressive 25' open plan living space. The flooring initially opens to the left hand side where a range of wall and base mounted storage units are on offer giving way to integrated appliances to include an oven, hob, fridge, freezer, dishwasher and washer dryer. Through from this the flooring opens up to leave more than enough room for a sitting room suite plus formal dining room suite with the potential choice of layouts on offer. At the end of the room sliding doors take you onto to a balcony creating the ideal seating area.

FIND US

Postcode : NR1 1FZ

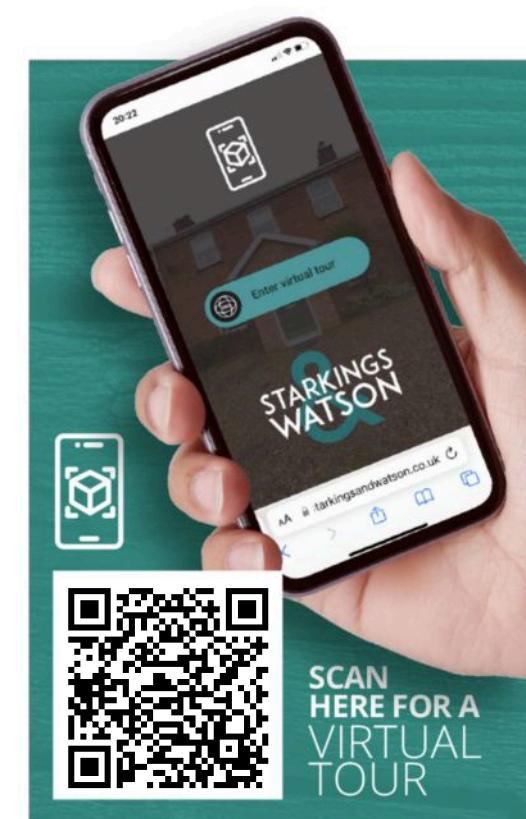
What3Words : ///face.shed.insect

VIRTUAL TOUR

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

AGENTS NOTES

The property is offered as a leasehold with 112 years remaining on the lease. The service charge is £1910.66 Per Annum with a ground rent of £300 per annum also.

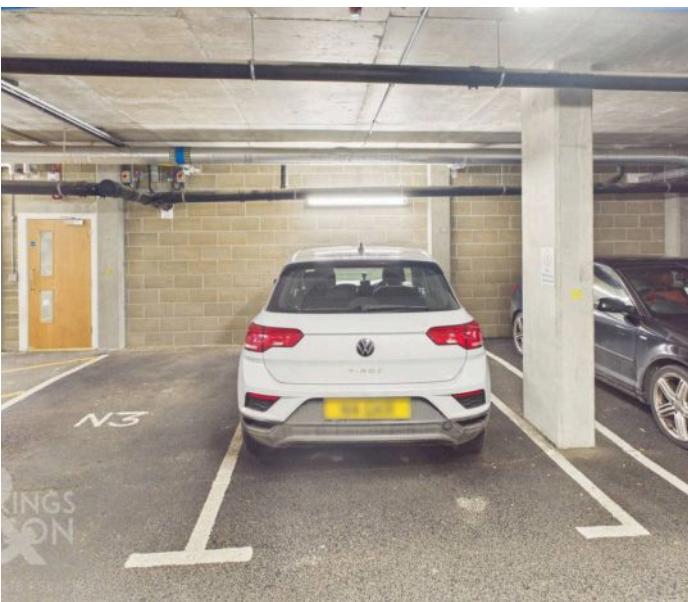


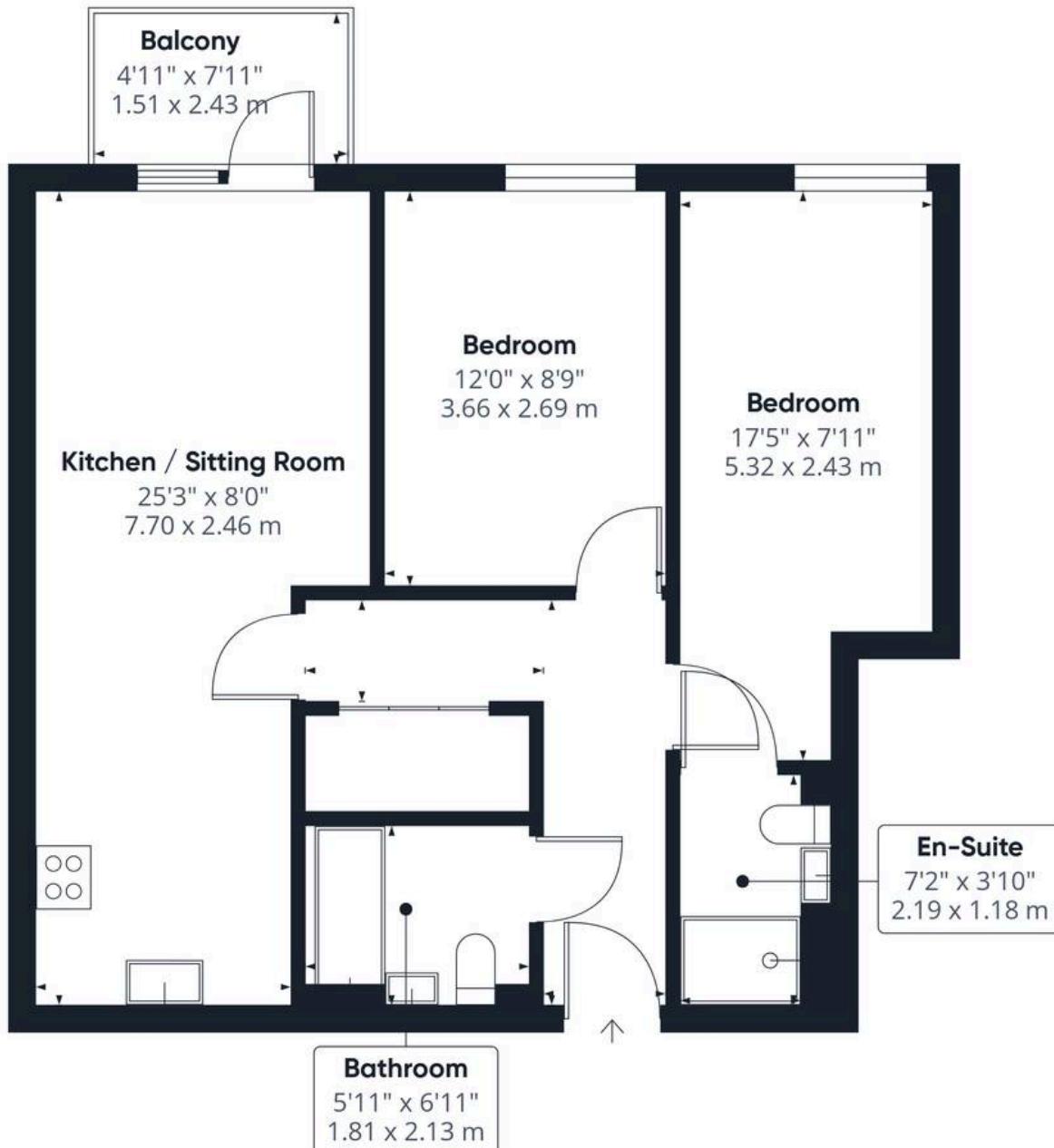




THE GREAT OUTDOORS

The property benefits from secure gated communal gardens.





Approximate total area⁽¹⁾

638 ft²
59.2 m²

Balconies and terraces

39 ft²
3.6 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.

GIRAFFE360





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Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.