

# Arnolds | Keys



## Carry's Place, Flat 11, 27 Yarmouth Road, Thorpe St Andrew, NR7

~~OFF~~ Guide Price £235,000

- STUNNING VIEWS OF WHITLINGHAM PARK AND THE RIVER YARE
- VARIETY OF UNIQUE ONE AND TWO BEDROOM APARTMENTS AVAILABLE
- POPULAR RIVERSIDE VILLAGE LOCATION
- MODERN AND STYLISH ACCOMMODATION
- ALLOCATED OFF ROAD PARKING
- MOST APARTMENTS WITH PRIVATE BALCONIES
- CLOSE TO NORWICH CITY CENTRE
- LIFT ACCESS

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# Flat 11, 27 Yarmouth Road, Thorpe St Andrew NR7 0EE

A one bedroom first floor apartment forming part of an exclusive new development perfectly positioned within the popular suburb of Thorpe St Andrew, with breathtaking views over Whitlingham Lakes and the River Yare. Finished to a high standard with allocated parking and easy access to Norwich city centre.



Council Tax Band: New Build



## DESCRIPTION

Flat 11 is a fantastic one bedroom first floor apartment with a south facing balcony to the front aspect. The apartment features an entrance hall with secure phone entry system and built in cupboard, a modern fitted shower room, open plan kitchen/living room, a double bedroom and a balcony which can be accessed from the living room.

27 Yarmouth Road is an exciting new development in the heart of Thorpe St Andrew and offers a collection of stylish one and two bedroom apartments. Thoughtfully designed for modern living, these purpose built homes are finished to a high quality, with bright and contemporary interiors and all with allocated off road parking. Many of the apartments benefit from private balconies, perfect for enjoying the spectacular panoramic views across to Whitlingham Lakes and the Rive Yare.

## IT'S ALL IN THE DETAIL

- Integrated Bosch appliances to include electric oven and four ring induction hob with cooker hood over.
- Integrated fridge freezers in all apartments.
- Stainless steel kitchen plumbing fixtures.
- Soft close kitchen units.
- Stainless steel kitchen sinks.
- Oak framed internal doors.
- Underfloor heating powered by electric boiler.
- USB charging points throughout.
- TV aerials in all bedrooms and living rooms.
- Secure phone entry systems.
- One allocated off road parking space per apartment.
- Double glazed windows throughout.
- Energy efficient LED lighting.
- Smart thermostats.

## LOCATION

Set along the River Yare, these modern apartments on Yarmouth Road overlook Whitlingham Country Park, providing local green space but ideally close to the City Centre. Thorpe St Andrew is a popular suburb less than 2 miles from Norwich city centre, with plenty of public transport links and the train station offering routes to key locations including Sheringham, London, Cambridge and Ipswich. Thorpe St Andrew has a fantastic mix of local amenities, including independent cafes, riverside pubs, restaurants, and convenience stores, all just a short walk away. You'll also find supermarkets, gyms, and highly regarded schools nearby, making it ideal for both professionals and families.

## AGENTS NOTES

The apartments are Leasehold with a share of the Freehold.

Length of lease: 999 years

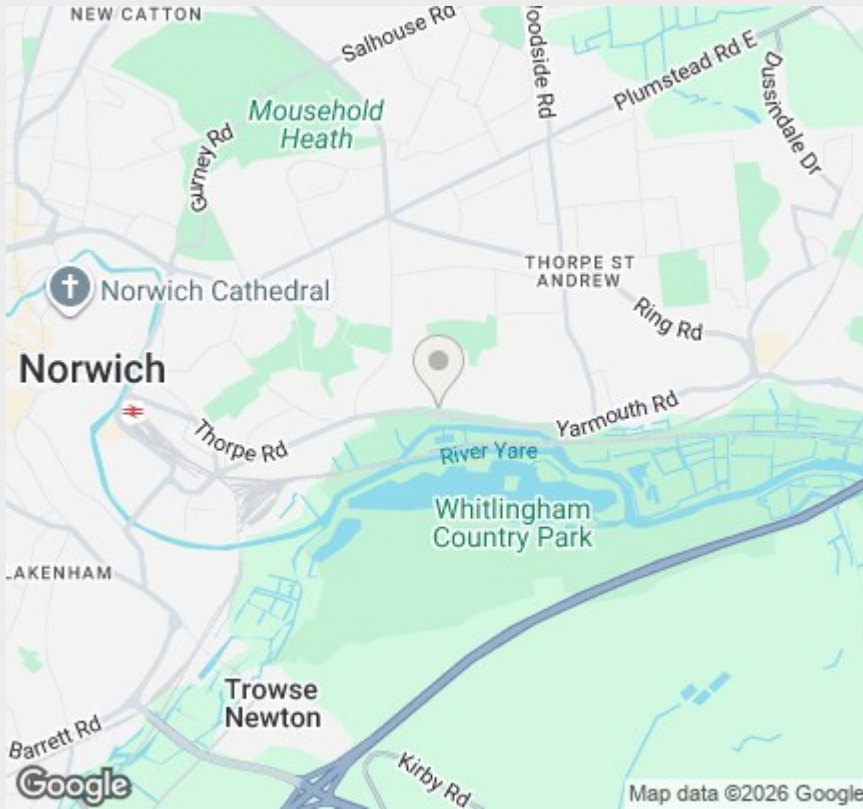
Service and Maintenance charge: £2,933.24 PA

Council tax band:

Please note some of these photos have been digitally staged for illustrative purposes and depict one example apartment within the development. Individual apartments may vary in layout, size, specification and aspect.

## ABOUT THE DEVELOPER

RMR Construction Group is a family-run company based in Norwich, bringing extensive industry experience and a commitment to delivering high quality construction services. With a strong emphasis on innovation and craftsmanship, they provide tailored solutions for projects of every scale and have built a reputation for excellence across the sector.



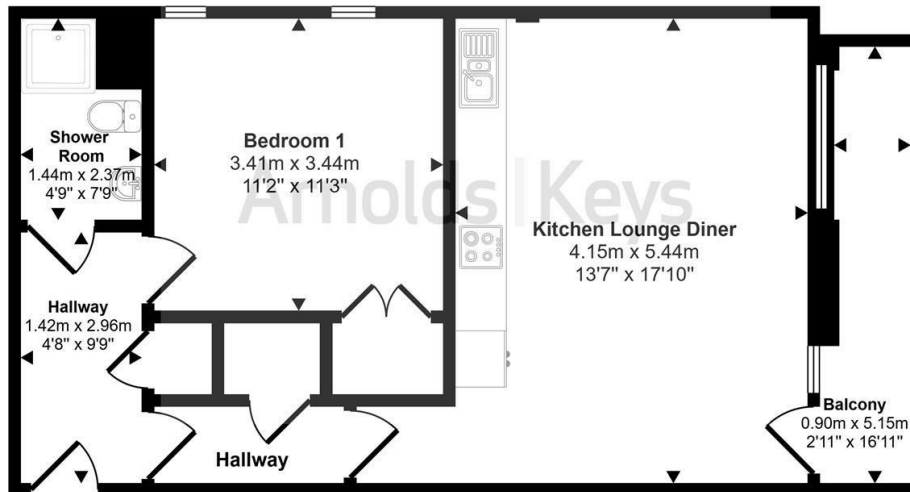
## Viewings

Viewings by arrangement only. Call 01603 620551 to make an appointment.

## EPC Rating:

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>85</b>	<b>85</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Approx Gross Internal Area  
51 sq m / 545 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate, 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. Appliances will not have been tested in all cases and we cannot confirm they are in working order.

Arnolds Keys from time to time, recommends conveyancing services. Should you decide to use them we could receive a referral fee of up to £210. Arnolds Keys recommend Yellow Brick (YB) to sellers and buyer for mortgage advice. Should you decide to use YB we could receive a referral fee of £250.

