

Ben Allman  
Estate & Letting Agents



10 Pearcefield

, Norwich, NR3 4JF

Offers in excess of £150,000



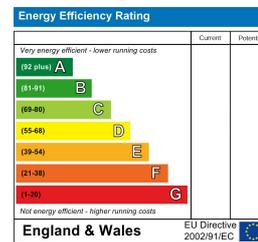
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our Ben Allman Estate Agents Office on 01603 555577 if you wish to arrange a viewing appointment for this property or require further information.

- First/Top Floor Apartment
- Upgraded Kitchen And Recently Decorated Throughout
- Walking Distance To Local Amenities And Excellent Links To Norwich City Centre And Mainline Train Station
- Service Charge £383.62 Per Annum
- Gas Central Heating And Fully Double Glazed
- Two Double Bedrooms
- Located Within A Small Residential Estate Within Communal Grounds And A Brick-Built Storage Unit
- Long Lease Length Of 118 Years Remaining
- Ground Rent £10 Per Annum
- EPC Rating - Awaited

Offered with no onward chain, this spacious two double bedroom apartment is situated on the first and top floor of a purpose-built 1970s development, set within well-maintained communal grounds in a quiet cul-de-sac location. The property presents an excellent opportunity for first-time buyers, investors or those seeking a well-presented, turn-key home close to the heart of Norwich.

This ex-local authority apartment has been thoughtfully improved by the current owner and is presented in excellent condition throughout. The accommodation includes a generous 6.1m x 3.6m sitting room, with large windows allowing plenty of natural light to flood the room. The modernised kitchen has been upgraded to a high standard and provides a range of contemporary units and work surfaces. There are two well-proportioned double bedrooms, a neatly appointed bathroom, and a welcoming entrance hall. The property further benefits from gas central heating, upgraded flooring, a brick-built storage unit and access to a communal terrace.

Positioned in the popular NR3 district, just to the north of Norwich city centre. The area provides an excellent range of local amenities including independent shops, cafés, supermarkets, whilst remaining within walking distance from Mousehold Heath and Norwich City Centre.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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