

LEASEHOLD



Apartment

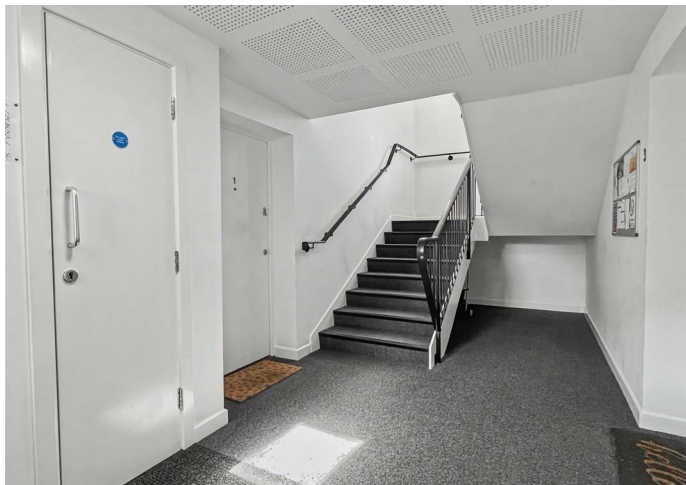
# BITTERN ROAD QUEENS HILLS COSTESSEY NR8 5FL

Offers In Excess Of

# £140,000

## FEATURES

- Ground Floor
- Two Bedrooms
- Kitchen
- Entrance Hall
- Allocated Parking
- Apartment
- Sitting/Dining Room
- Bathroom
- Well Presented
- Walk To Shops



# 2 Bedroom Apartment located in Norwich

Welcome to Bittern Road in the popular area of Queens Hills, Costessey, this ground floor apartment offers a contemporary living experience that is both convenient and inviting. With two well-proportioned bedrooms and a family bathroom, this property is ideal for individuals, couples, or small families seeking a comfortable home.

Upon entering, you are greeted by a spacious private entrance hall that leads to a bright and airy open plan sitting and dining room, seamlessly connected to the kitchen. This layout not only enhances the sense of space but also creates a perfect environment for entertaining guests or enjoying quiet evenings at home.

The apartment benefits from a secure communal entrance, ensuring peace of mind for residents. Additionally, there is designated parking for one vehicle, making it easy to come and go as you please.

The location is particularly advantageous, with local shops and schools within walking distance, as well as convenient bus stops nearby. For those who enjoy shopping or dining out, the Longwater retail park is just a mile away, offering a variety of amenities to cater to your needs. Furthermore, excellent road access to the A47 provides quick routes to the hospital and the university, making this property an excellent choice for professionals and students alike.

This apartment is not only well-priced but also presents a wonderful opportunity for modern living in a desirable area. We invite you to call us to arrange a viewing and discover the potential of this lovely home for yourself.

## Communal Entrance Hall

Security entrance system, entrance door to main hall, doors to apartments on the ground floor.

## Entrance Hall

Private entrance door to hall, tiled floor and doors to sitting/dining room, bedrooms and the bathroom.

## Sitting/Dining Room

13'0 x 11'11

Sealed unit double glazed window to the front, double doors to the side to the Juliet balcony. Radiator and opening to the kitchen.

## Kitchen

8'0 x 7'0

Sealed unit double glazed window to the side, range of base and wall mounted units, sink unit, integrated appliances to include gas hob, electric oven with extractor fan above. Space for fridge/freezer and washing machine.

## Principal Bedroom

10'0 x 9'0

Sealed unit double glazed windows to both front and side, radiator and wardrobe with sliding mirror doors.

## Bedroom Two

8'0 x 6'0

Sealed unit double glazed window to the side and radiator.

## Bathroom

Panel bath with mixer shower attachment, pedestal wash hand basin, wc, tiled splash backs, wall mounted mirror and radiator.

## Outside

Allocated parking space and communal grounds.

## Agents Note

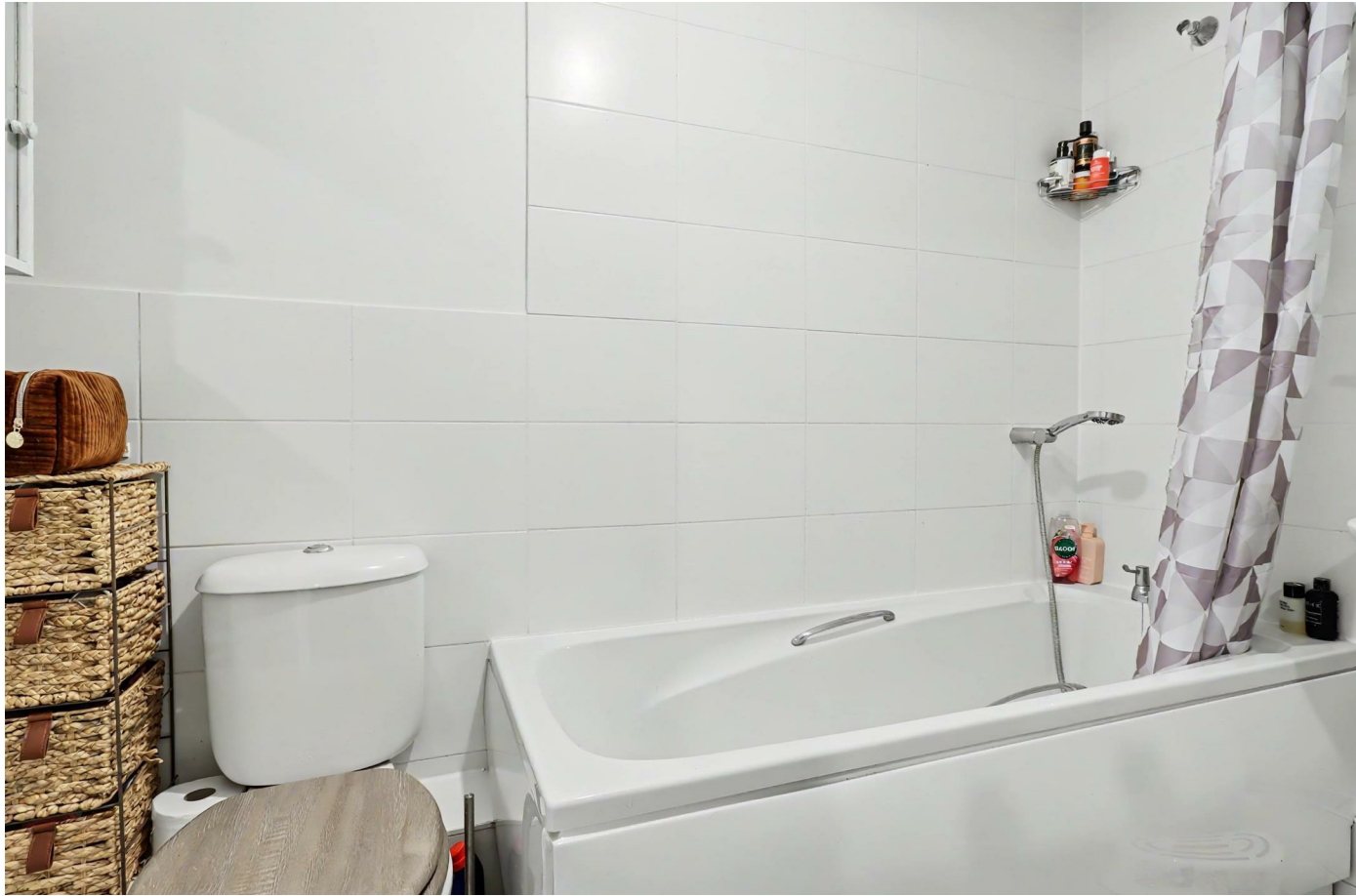
106 years remaining on the lease, Ground Rent £484.20 per annum, Service Charge £2085.84 per annum.



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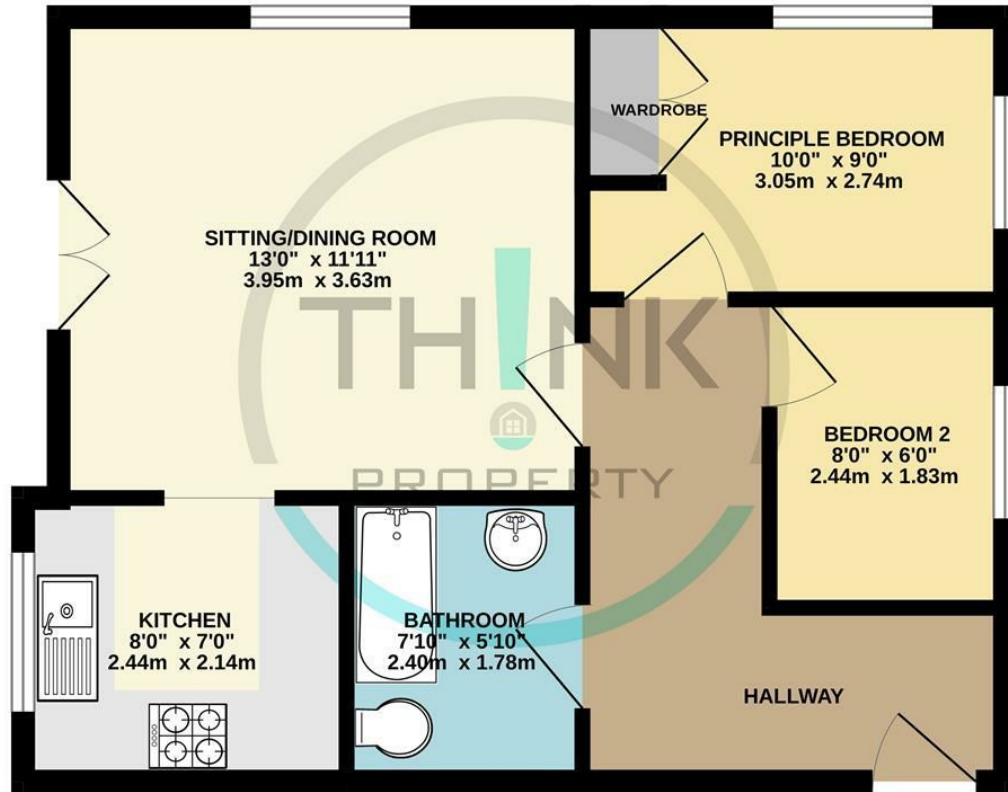


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GROUND FLOOR



Call us on

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<https://www.thinkproperty.ltd/>

Council Tax Band

A

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	78	80
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are 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.

