



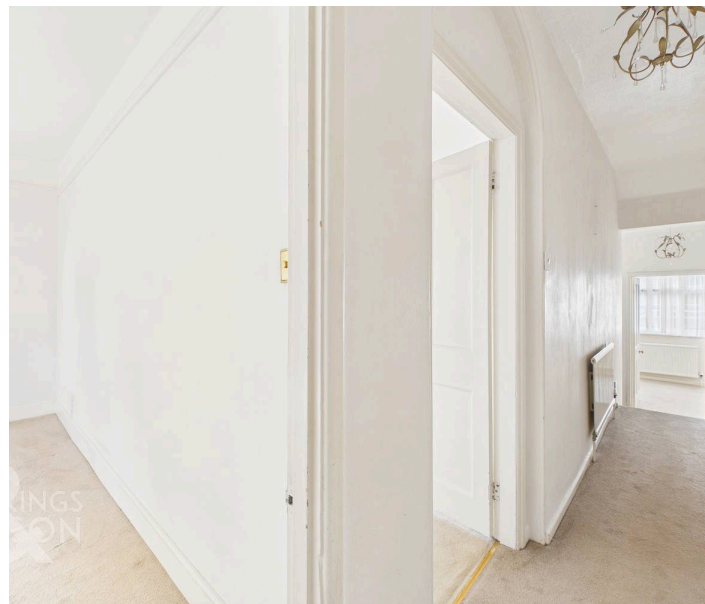
Albermarle House, Newmarket Road - NR2 2HP



Albermarle House

Newmarket Road , Norwich

OFFERING A RARE OPPORTUNITY to acquire a CHARACTERFUL FIRST FLOOR APARTMENT with a SHARE OF FREEHOLD, this inviting residence blends period charm with modern convenience. Perfectly positioned within WALKING DISTANCE TO THE CITY CENTRE in a PRESTIGIOUS SETTING, this apartment provides approximately 657 sq. ft (stms) of well-designed living space. The impressive 13' SITTING ROOM is a focal point, showcasing HIGH CEILINGS and a striking FEATURE FIREPLACE, creating an elegant yet comfortable atmosphere ideal for relaxation or entertaining guests. The FULLY FITTED KITCHEN comes equipped with appliances, catering to all culinary needs. Two spacious DOUBLE BEDROOMS offer versatility for sharers, guests, or those seeking a dedicated work-from-home area. The property further benefits from a practical W.C, a SHOWER ROOM and a FAMILY BATHROOM - providing flexibility for busy households and ensuring morning routines run smoothly. Built-in storage solutions enhance the sense of space and organisation throughout, making this a highly functional and desirable home.



With residents enjoying access to well maintained communal grounds, practicality is assured with ONE ON SITE RESIDENTS PARKING SPACE located conveniently to the front of the building, and additionally, a resident parking permit can be obtained for on-street parking.

Council Tax band: C

Tenure: Share of Freehold

EPC Energy Efficiency Rating: D

- First Floor Apartment with a Share of Freehold
- Walking Distance to the City Centre
- On Site Residents Parking
- Approx. 657 Sq. ft (stms) of Accommodation
- 13' Sitting Room with High Ceilings & Feature Fireplace
- Fully Fitted Kitchen with Appliances
- Two Double Bedrooms
- W.C, Shower Room & Family Bathroom

The property is located on the edge of the popular residential location known as Golden Triangle. Situated just off the inner ring road, the property enjoys fantastic amenities within walking distance, including, shops, schooling and bus routes, whilst vehicular access into Norwich, and onto the A47/A11 is only a short drive.



SETTING THE SCENE

Accessing the property from the rear, communal steps lead to the first floor where a private entrance door takes you to the apartment.

THE GRAND TOUR

Heading inside, an entrance hall with a built-in storage cupboard and doors leading off to the bedroom and living accommodation. As you enter, a double bedroom sits to your left hand side finished with fitted carpet and a neutral decor. A useful shower room offers tiled splash-backs and electric shower, sitting adjacent to the the main family bathroom - complete with a two piece suite including a panelled bath and hand wash basin, with storage cupboard under and fully tiled walls. A separate WC is fitted with a two piece suite including a side facing window. The main double bedroom offers views across the rear of the development with twin rear facing windows and fitted carpet underfoot. The main sitting room enjoys views across the front of the development with a large front facing window, fitted carpet and feature fireplace creating a focal point to the room with a door concealing the kitchen - offering an L-shaped arrangement of wall and base level units. The kitchen includes integrated cooking appliances with an inset gas hob and built-in electric double oven with tiled splash-backs and an extractor fan, integrated dishwasher and fridge freezer, tiled flooring and front facing window.

FIND US

Postcode : NR2 2HP

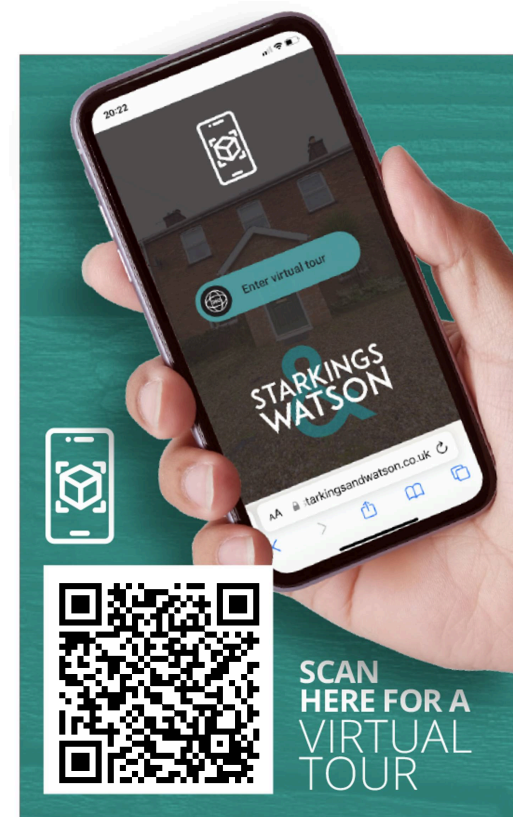
What3Words : ///ready.debate.transfers

VIRTUAL TOUR

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

AGENTS NOTES

The property is offered on a long leasehold basis with approximately 953 years remaining. Included with the sale is a share of the freehold management company. The service charge is in the region of £200 PCM. Resident parking permits are available to apply for.



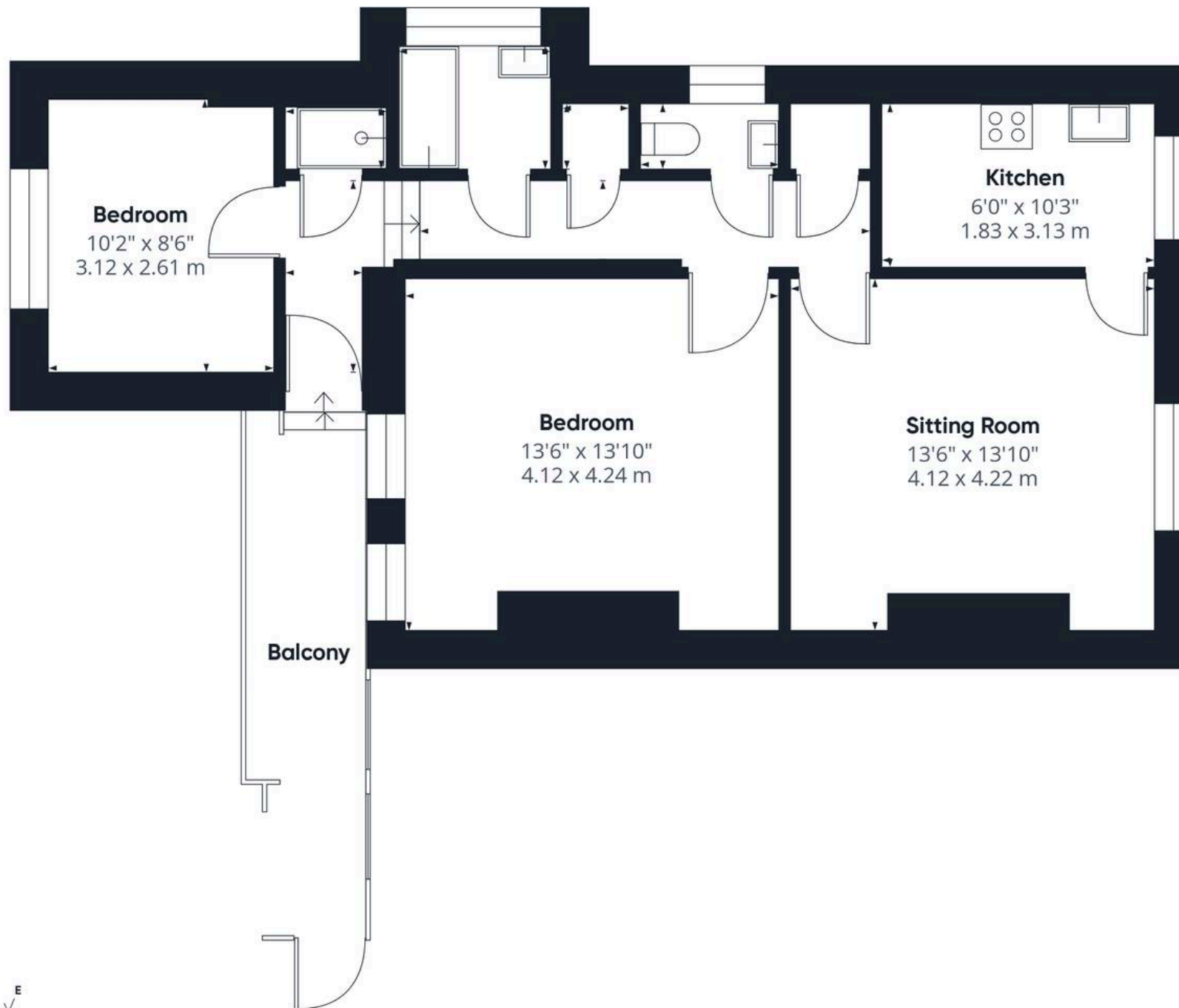




THE GREAT OUTDOORS

The communal space around the development is well kept and maintained. Resident Parking can be found to the front of the building for one vehicle. Additional parking is available on-street by purchasing a resident parking permit.





Approximate total area⁽¹⁾

657 ft²
61.1 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.

GIRAFFE 360





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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 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.