



Douro Place, Norwich - NR2 4BQ



Douro Place

Norwich

SUPERBLY LOCATED just a short walk from the CITY CENTRE, this WELL PRESENTED SECOND FLOOR APARTMENT blends convenience with comfort, offering an ideal home for professionals, couples, or investors. The SECURE GATED TELECOM ENTRY ensures peace of mind, while a GROUND FLOOR BICYCLE STORE adds practicality for city living. Step inside to a welcoming ENTRANCE HALL leading to a SPACIOUS 17' SITTING/DINING ROOM, which opens directly onto a WALK-OUT BALCONY enjoying a tranquil, TREE-LINED REAR ASPECT perfect for morning coffee or evening relaxation. The FULLY FITTED KITCHEN boasts plentiful storage and ample space for appliances, making meal preparation and entertaining a breeze. TWO DOUBLE BEDROOMS both include INTEGRATED WARDROBES, providing excellent storage solutions and maintaining a clutter free environment. The THREE PIECE FAMILY BATHROOM features a suite that includes a SHOWER OVER BATH, catering to both quick routines and leisurely soaks. Adjacent to the building, residents benefit from a CAR PARK for convenient parking and WELL MAINTAINED, ESTABLISHED COMMUNAL GARDENS, enhancing the sense of community and offering further space to unwind.



Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Well Presented Second Floor Apartment
- Secure Gated Telecom Entry & Ground Floor Bicycle Store
- Just A Short Walk From The City Centre With It's Wealth Of Amenities & Excellent Transport Links
- 17' Sitting/ Dining Room Opening To Walk-Out Balcony Enjoying A Tree-Lined Rear Aspect
- Fully Fitted Kitchen With Plentiful Storage & Space For Appliances
- Two Double Bedrooms Both Benefitting From Integrated Wardrobes
- Three Piece Family Bathroom Including A Shower Over Bath
- Adjacent Car Park & Well Maintained Established 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 main shopping district, city college, train station and Riverside complex. A number of pubs, cafes, restaurants, cinema and bars can be found along with fantastic shopping outlets. Easy access to main road links can be found, in particular the A11 and A47.



SETTING THE SCENE

The property is set back from the road and accessed via a secure gated telecom entry, leading into a communal hallway. A private bicycle store is provided, while stairs rise to the second floor and lead to the main entrance.

THE GRAND TOUR

Stepping inside, the welcoming entrance hallway features carpeted flooring and a generous integrated storage cupboard, ideal for keeping coats and shoes neatly tucked away. At the end of the hallway, you are welcomed into the heart of the home: the impressive 17' open plan sitting and dining room. Featuring tall vaulted ceilings and carpeted flooring, the room comfortably accommodates a variety of soft furnishing arrangements alongside a formal dining area. uPVC double glazed windows and a glass door open onto a private balcony, overlooking the development's communal gardens and enjoying an attractive tree-lined rear aspect. Adjacent, the fully fitted kitchen offers an extensive range of wall and base storage units, together with ample space for appliances, including a freestanding oven and fridge freezer. Under counter plumbing is provided for a washing machine, while an integrated cupboard to the corner provides useful additional storage.

Also accessed from the hallway are two well proportioned double bedrooms, both benefiting from integrated wardrobe storage. The bedrooms are served by a three piece family bathroom, comprising a bath with shower over and tiled splashbacks.

FIND US

Postcode : NR2 4BQ

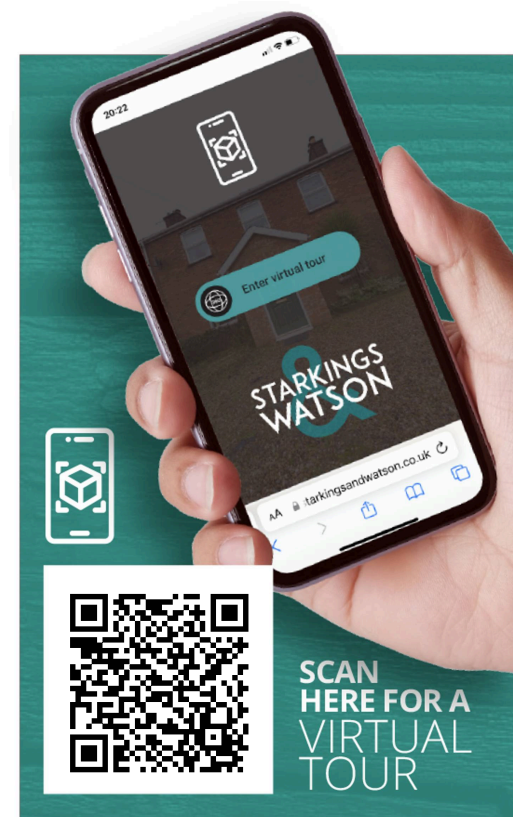
What3Words : ///wonderfully.vague.wider

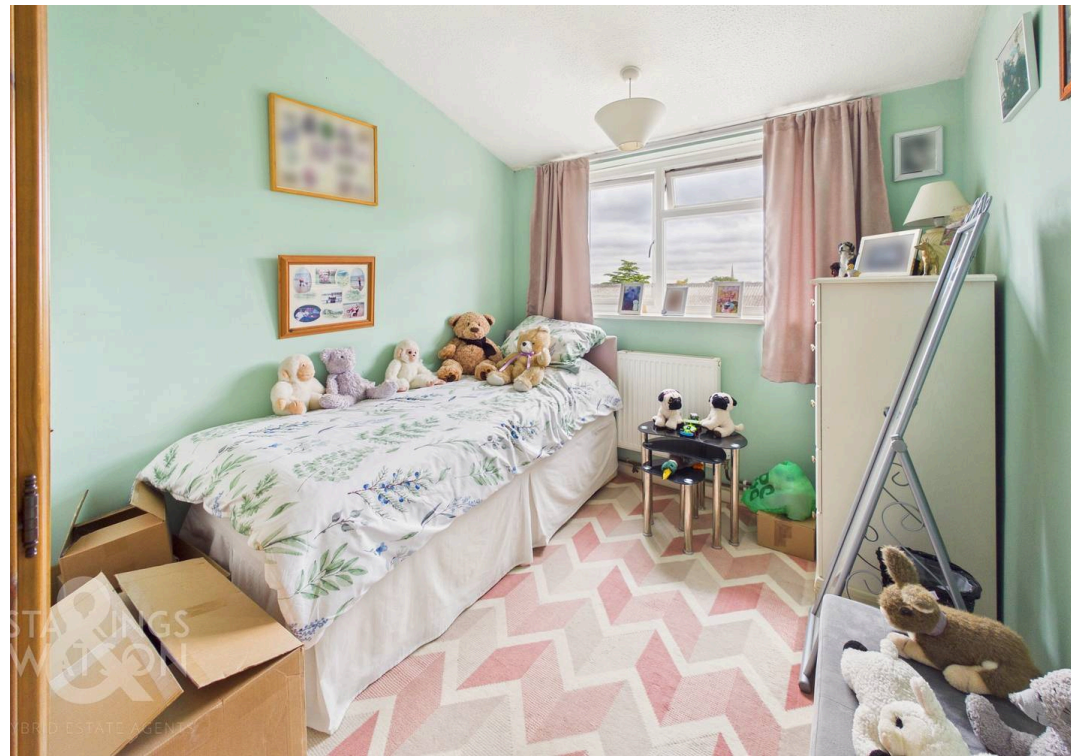
VIRTUAL TOUR

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

AGENTS NOTES

The property is offered on a leasehold basis with 85 years remaining lease. There is a service charge of approximately £418 per annum.



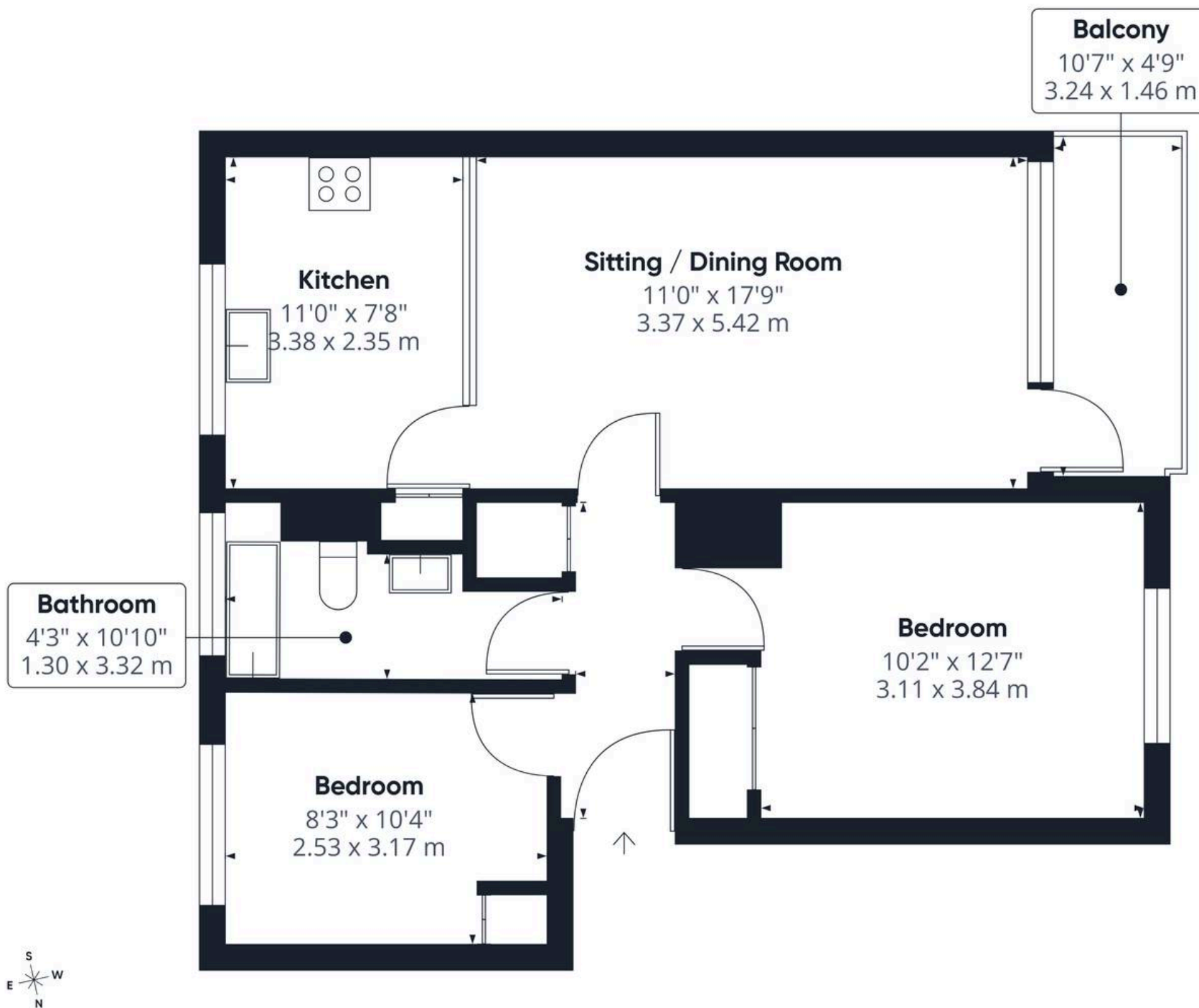




THE GREAT OUTDOORS

Whilst this property does not include a garden, the sitting room balcony offers a walk-out space to enjoy tree lined views and communal gardens.





Approximate total area⁽¹⁾

601 ft²

55.9 m²

Balconies and terraces

50 ft²

4.6 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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