

Ben Allman
Estate & Letting Agents



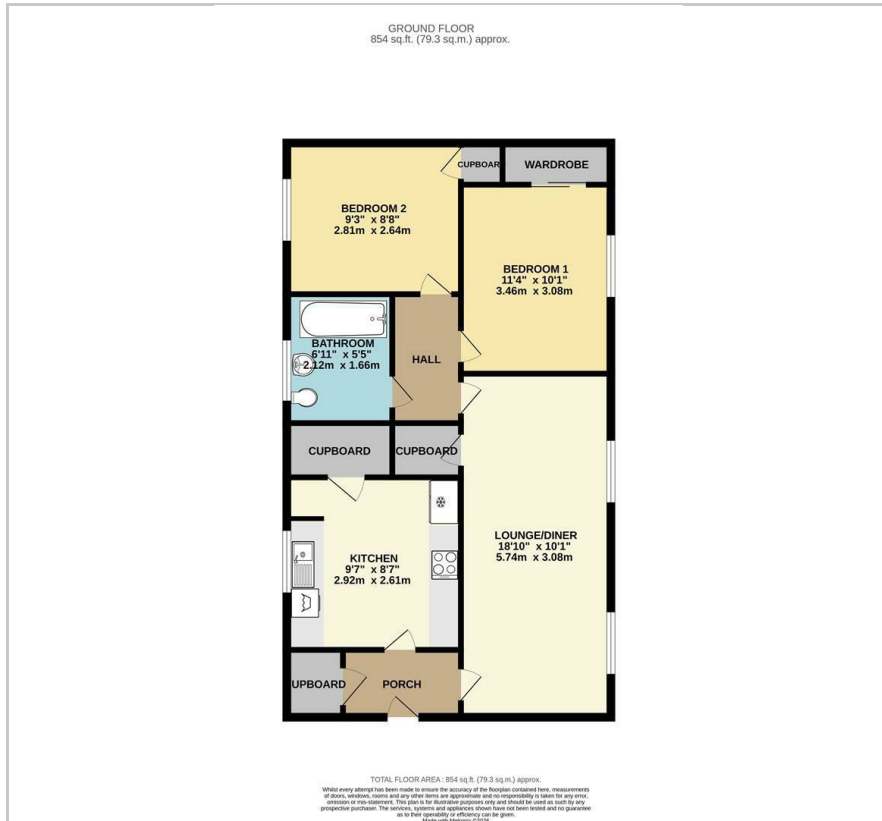
15 Hauteyn Court

, Norwich, NR3 2RQ

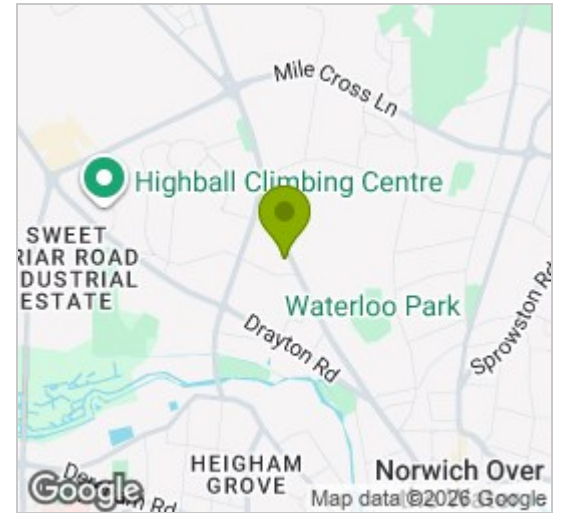
Offers in excess of £150,000



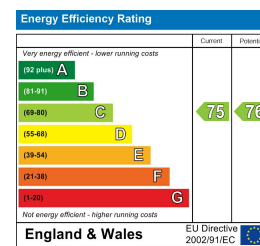
Floor Plan



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.

- No Onward Chain!
- Modern Kitchen Replaced Circa Two Years Ago
- Modern Bathroom Replaced Circa One Year Ago
- Numerous Storage Cupboards Throughout
- Lease Length Of 123 Years
- Service Charges Approximately £400 Per Annum
- Ground Rent Approximately £10 Per Annum
- Unallocated Permit Free Parking
- Gas Combi Boiler Serviced Annually
- Beautifully Renovated Two Bedroom First Floor Flat



Beautifully renovated to a high standard throughout, this spacious two-bedroom first floor flat in the popular NR3 area offers stylish and practical living with the added benefit of its own private entrance.

The property is accessed via a small shared balcony area with a small storage cupboard and opens into a welcoming entrance hall with access to electric and gas meters. From here, you enter the modern fitted kitchen, replaced approximately two years ago, featuring tiled flooring and splashbacks, integrated oven and hob, space for a washing machine and fridge, plus an additional storage cupboard housing the annually serviced gas combi boiler.

The generous living room is a real highlight, offering ample space for both lounge and dining furniture. Finished with attractive wood effect flooring and stylish wood panelling, the room also benefits from two UPVC windows and a further handy storage cupboard.

An inner hallway with continued wood panelling and flooring provides access to both bedrooms, the bathroom and loft hatch access. Bedroom one is a spacious double room with carpet flooring, built-in wardrobes and feature wood panelling. Bedroom two is a good-sized single or smaller double, also with carpet flooring and a built-in wardrobe.

The bathroom was renovated approximately one year ago and comprises a modern three-piece suite with



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