

Ben Allman
Estate & Letting Agents



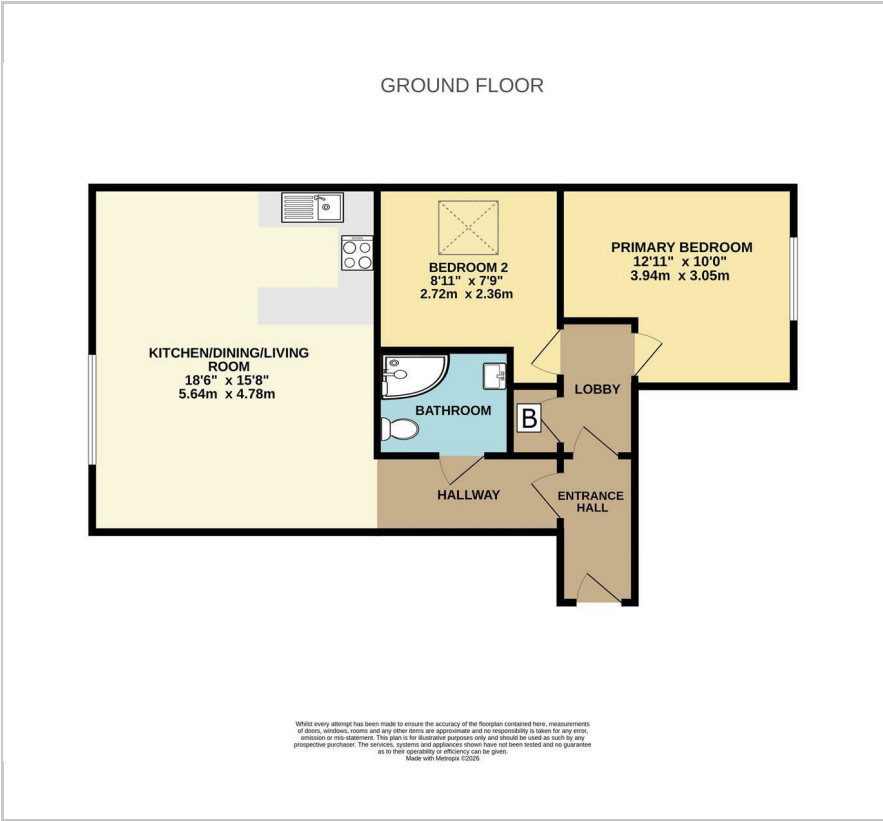
2h Sprowston Road

Norwich, NR3 4QN

Offers in excess of £125,000



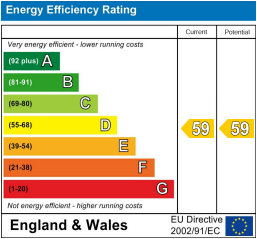
Floor Plan



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.

- Two Bedroom First Floor Apartment
- Service Charges Approximately £350 Per Annum
- Lease Length of 125 Years
- £0 Ground Rent
- Walking Distance to City Centre and Amenities
- Bright and Spacious Living Space
- Recently Converted
- On Street Permit Parking Available
- Secure Intercom Entry
- Sold With No Onward Chain



Forming part of a unique development of just four apartments, this recently converted two bedroom first floor apartment is accessed via a secure shared entrance.

Upon entering the apartment, you are greeted by a central hallway providing access to all rooms. The main living area is bright and spacious, combining both a lounge and kitchen facilities. The kitchen is fitted with an oven and hob, with plumbing in place for a washing machine and offers ample space for a range of furnishings.

Both bedrooms are well-proportioned doubles, providing comfortable accommodation suitable for a variety of buyers, whether owner occupiers or investors.

The bathroom has been fitted with a modern suite, comprising a walk-in mains-fed shower, WC and hand wash basin.

The property is heated via an efficient, eco-friendly electric boiler and has been updated in recent years, allowing a purchaser to move straight in with minimal work required.

Externally, on-street permit parking is available directly outside the property.

Further benefits include a newly extended lease of 125 years and the advantage of being offered for sale with no onward chain.



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 firms employment has the authority to make or give any representation or warranty in respect of the property.