

Ben Allman
Estate & Letting Agents



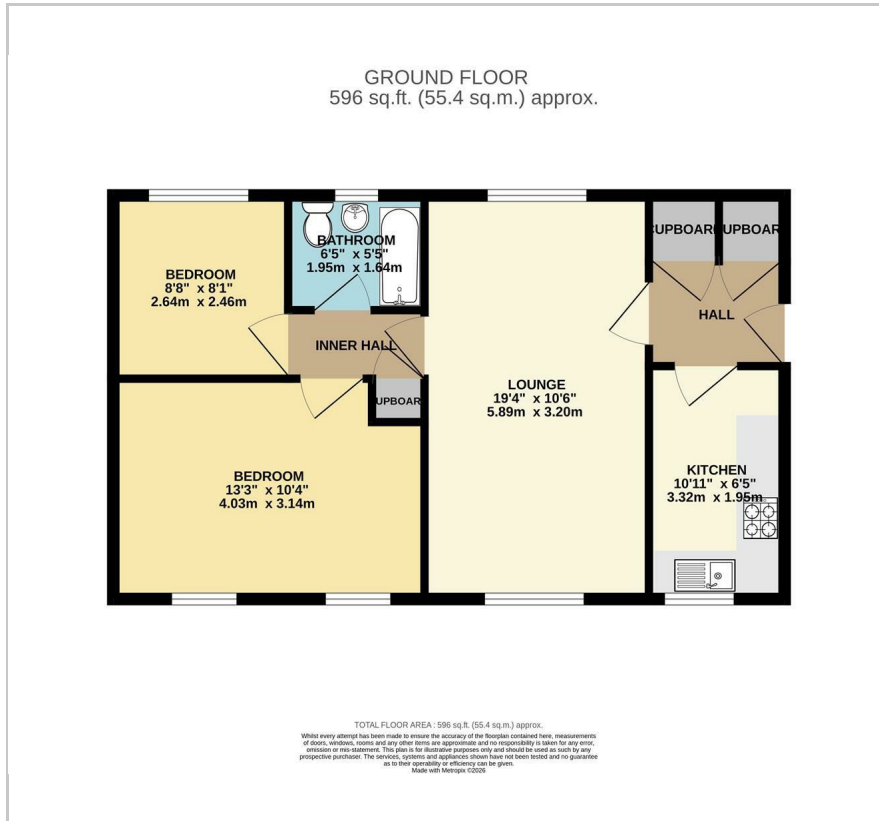
8 Riley Close

, Norwich, NR7 9TB

Offers in the region of £145,000



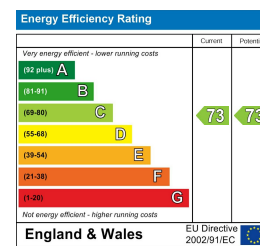
Floor Plan



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.

- Quiet Cul-De-Sac Location
- Dual Aspect Living Room
- Lease Length Of 89 Years
- External Brick Built Shed
- In A Block Of Only Four Residences With No Shared Walls
- Large Double Master Bedroom
- Service Charges And Ground Rent: Approximately £400 Per Annum
- Generous Storage Throughout
- uPVC Double Glazing Throughout
- Larger Than Average For The Price



Set within a quiet cul-de-sac in the popular Heartsease neighbourhood, this two-bedroom first floor apartment enjoys a tranquil location whilst offering a short ride into the City Centre.

Upon entering the property, you are greeted by a spacious hallway, offering two great sized storage cupboards for convenience. The kitchen comprises of an array of wall and base units, as well as an oven with gas hob, plumbing in place for a washing machine space for a large fridge/freezer.

The dual aspect living and dining area is both bright and spacious, with ample space for an array of soft furnishings and a dining table, perfect for family living or hosting.

A second hallway provides further storage space in a cupboard and leads to both bedrooms and the bathroom. The master bedroom benefits from being a generous double, with the second bedroom functioning well as an office space with a single bed or a smaller double.

The bathroom is a well maintained three piece suite, comprising of a bath with mains fed shower over, a wash basin and a W/C. The full tiled surround is both practical and keeps upkeep easy.

With a longer lease of 89 years and low services charges and ground rent of approximately £400 per annum, this apartment offers exceptional value for money. The property is heated via a gas boiler and proves to be



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