



**Kinghorn Road  
Norwich, NR2 3PT**

**Offers in excess of £160,000**

**claxtonbird**  
residential

## Kinghorn Road, Norwich, NR2 3PT

ClaxtonBird are pleased to present this delightful ground-floor two-bedroom apartment located in the desirable NR2 postcode of Norwich. This property is conveniently situated just a short distance from a variety of local amenities and the City Centre. Inside, you'll find a spacious sitting room, a well-equipped kitchen, two comfortable double bedrooms, and a practical bathroom. The apartment features a secure telephone entry system, gas central heating, and UPVC double glazing throughout, providing comfort and energy efficiency. Residents can take advantage of the well-maintained communal gardens and benefit from an allocated parking space. This prime location offers easy access to local shops, parks, and excellent transport links, making it a great choice for those who want to enjoy an urban lifestyle. Offered for sale with no onward chain.

### Entrance Hall

Entrance door, secure entry phone, airing cupboard and radiator.

### Sitting Room 12'2" x 11'8" (3.72 x 3.58)

Double glazed window to front aspect and radiator.

### Kitchen 11'3" x 8'0" (3.45 x 2.45)

Fitted kitchen comprising wall and base units with work surface over, stainless steel sink drainer with mixer tap, built-in oven with hob and extractor over, plumbing for washing machine, space for dryer, space for fridge freezer, part tiled splashbacks, wall-mounted central heating boiler, radiator and upvc double glazed window to rear aspect.

### Bedroom 13'3" x 9'1" (4.05 x 2.77)

Upvc double glazed window to front aspect and radiator.

### Bedroom 7'8" x 9'5" max (2.35 x 2.89 max)

Upvc double glaze window to rear aspect and radiator.

### Bathroom 7'0" x 8'10" (2.15 x 2.71)

Three-piece white suite comprising panel bath with mixer tap and shower attachment over, wash hand basin, low-level WC, part-tiled walls, tiled-effect floor, extractor fan, radiator and upvc double glazed window to rear aspect.

### Outside

The property is set within well-maintained communal gardens, and benefits from an allocated parking space.

### Agents Note

Council Tax A

The vendor has informed us of the following Lease information:

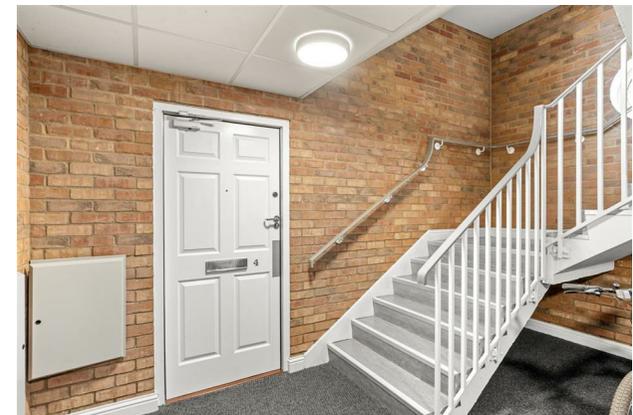
Lease Term: 125 years

Remaining Lease: 105 years approximately

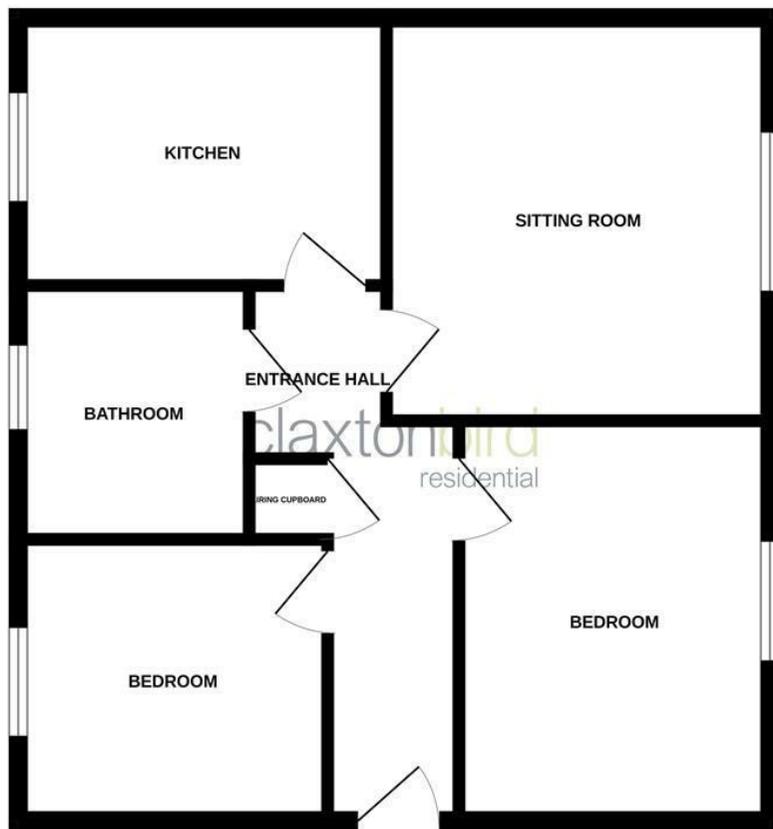
Annual Ground Rent: £150.00

Annual Service Charge: £1,894.00

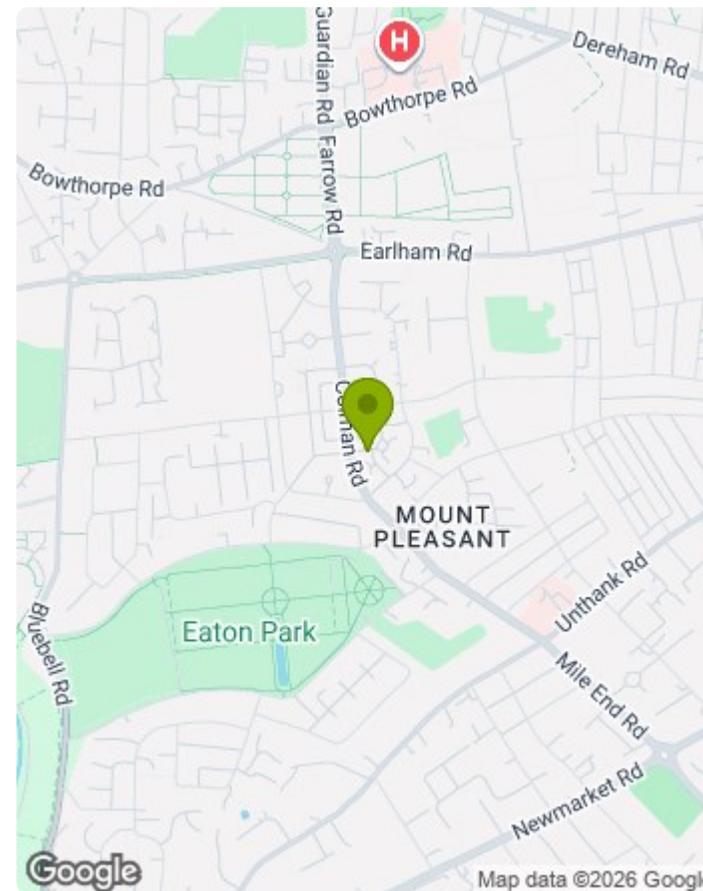
Please note, the lease does prevent occupants from having pets or running a business from the address. There is a bin store, bike store and drying area available for use.



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given.  
Made with Metropix C2025



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	80	80
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER CLAXTONBIRD LIMITED NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATSOEVER IN RELATION TO THIS PROPERTY.

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