



31 Chapelfield Gardens Coburg Street, Norwich, NR1 3BF

Offers Over £225,000

- NO ONWARDS CHAIN
- TWO DOUBLE BEDROOMS
- ALLOCATED OFF ROAD PARKING
- SPACIOUS LOUNGE/DINER
- PRIVATE SOUTH WEST FACING BALCONY
- MAIN BEDROOM WITH ENSUITE
- NORWICH CITY CENTRE LOCATION

31 Chapelfield Gardens Coburg Street, Norwich NR1 3BF

****NO ONWARD CHAIN**** A beautifully presented, modern two bedroom apartment ideally located within the heart of Norwich city centre. The property boasts a delightful private south west facing balcony, allocated off street parking and benefits from lift access.



Council Tax Band: D



DESCRIPTION

Forming part of the popular Chapelfield Gardens development in the heart of Norwich City Centre, this modern third floor apartment boasts beautifully presented, bright and modern accommodation. The apartment boasts a delightful private balcony accessed via the spacious lounge diner. The property further comprises an entrance hall with built in storage cupboard, bathroom, two double bedrooms; one with an ensuite, and a kitchen with built in appliances. Externally, the property has allocated secure off road parking with the benefit of lift access and a secure entry system.

Maintenance charges: £2,200 PA.

The lease is currently being extended 79 years to 169 years.

ENTRANCE HALL

Door to main front entrance, laminate flooring.

BATHROOM

Fitted with a three piece suite comprising bath with mains connected shower over, pedestal wash hand basin, WC, heated towel rail, tiled flooring, extractor fan.

UTILITY CUPBOARD

Fitted with base units, wall mounted gas boiler, tiled flooring.

BEDROOM ONE

Double glazed window to front aspect, carpet, radiator, built in double wardrobe, door to:-

ENSUITE

Fitted with a shower cubicle with mains connected shower, pedestal wash hand basin, WC, heated towel rail, tiled flooring, extractor fan.

BEDROOM TWO

Double glazed window to front aspect, carpet flooring, radiator.

LOUNGE/DINER

Double glazed sliding doors to balcony, carpet, radiator, door to:-

KITCHEN

Fitted with a range of wall and base units with worksurface over, integrated dishwasher, fridge freezer, electric oven and microwave, four ring electric hob with cooker hood over, tiled flooring.

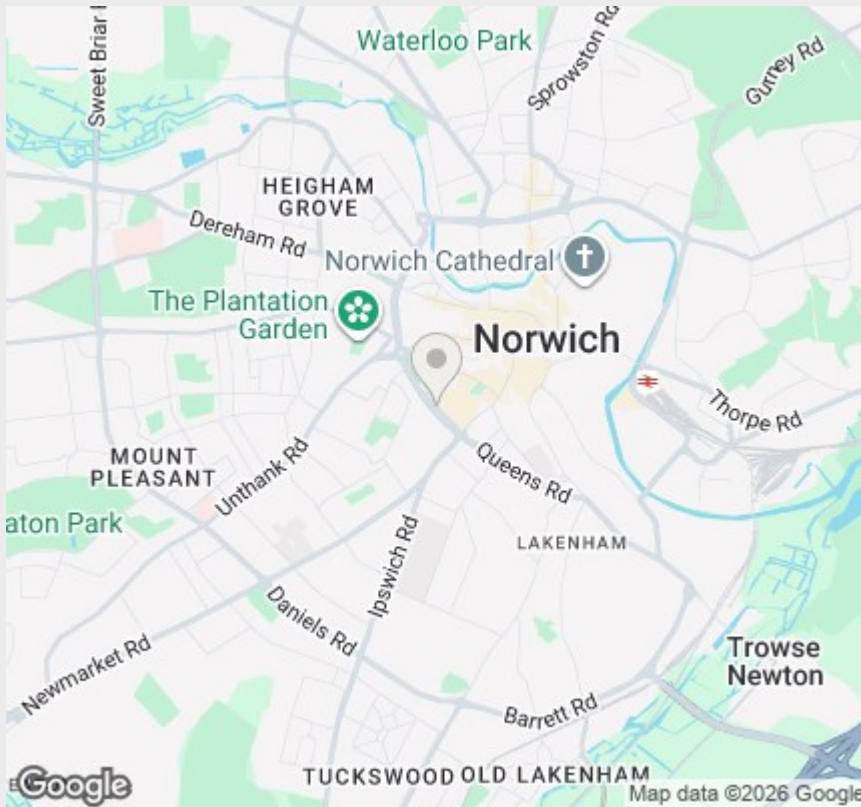
AGENTS NOTES

This property is Leasehold.

Mains drainage, electricity, water and gas connected.

Allocated secure off road parking.

Council tax band: D

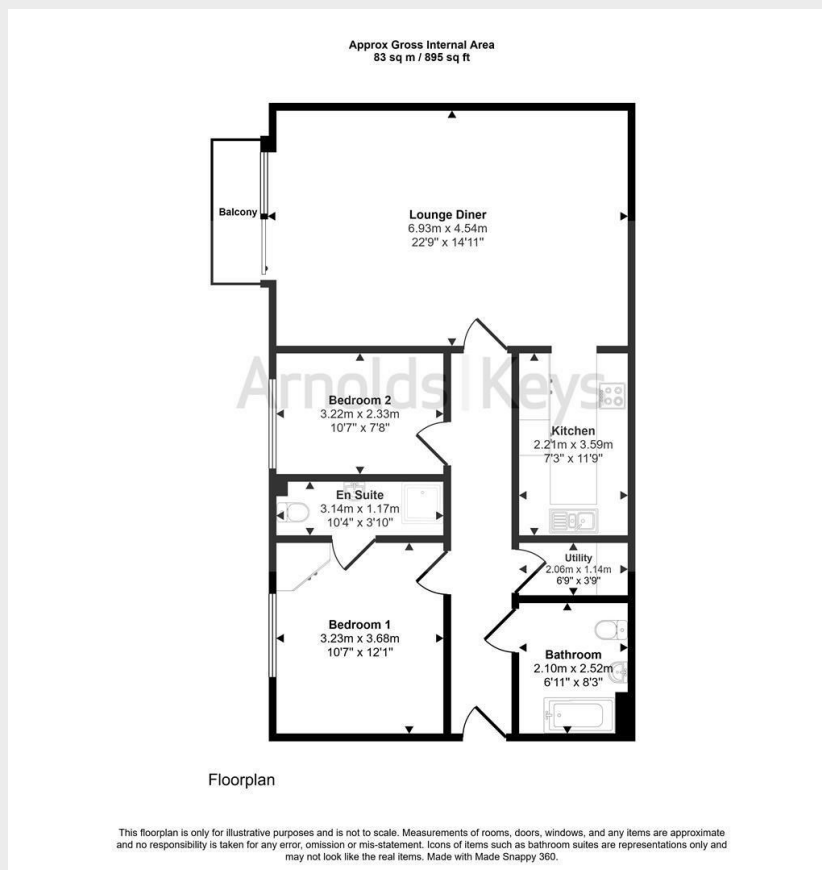


Viewings

Viewings by arrangement only. Call 01603 620551 to make an appointment.

EPC Rating:

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	80	83
(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	



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate, for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon, and potential buyers are advised to recheck the measurements. Appliances will not have been tested in all cases and we cannot confirm they are in working order.

Arnolds Keys from time to time, recommends conveyancing services. Should you decide to use them we could receive a referral fee of up to £210. Arnolds Keys recommend Yellow Brick Mortgages (YBM) to sellers and buyer for mortgage advice. Should you decide to use Yellow Brick Mortgages (YBM) we could receive a referral fee of £250.



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