



Great Eastern Court Lower Clarence Road, Norwich - NR1 1EQ



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Norwich

This **STYLISH GROUND FLOOR APARTMENT** offers the perfect blend of **CITY LIVING** and modern comfort, located just a stone's throw from the **CITY CENTRE**, **TRAIN STATION**, and convenient **BUS ROUTES**. Enter through a **INTERCOM GATED ENTRY SYSTEM** into a welcoming hallway with **INTEGRATED STORAGE**, perfect for coats and shoes. The heart of the home is an **IMPRESSIVE 18' KITCHEN, SITTING & DINING ROOM**, flooded with natural light from **BRIGHT SASH WINDOWS**, creating a warm and inviting atmosphere for relaxing or entertaining. The **MODERN KITCHEN** is well appointed for all your culinary needs, with plentiful storage and **INTEGRATED APPLIANCES**. Two well proportioned **BEDROOMS** provide flexibility for guests, a home office, or family living, with the **MAIN BEDROOM** boasting **INTEGRATED WARDROBES** for ample storage. The **LARGE BATHROOM** features a **SHOWER OVER BATH**, offering both style and practicality. With electric storage heaters and **A NEW BOILER FITTED IN 2024** ensuring efficient heating and peace of mind, making this apartment a move in ready opportunity.



Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: B

- Ground Floor Apartment
- Intercom Gated Entry System
- Just A Stones Throw From The City Centre, Train Station And Bus Routes
- Hallway Entrance With Built-In Storage
- 18' Kitchen, Sitting & Dining Room With Bright Sash Windows
- Two Bedrooms Including Main Bedroom With Integrated Wardrobes
- Large Bathroom With Shower Over Bath
- Communal Gardens With Allocated Parking Space

Located in the heart of Norwich City Centre to provide an urban retreat, whilst being far enough away from the hustle and bustle, but within convenient walking distance to the football ground, train station and Riverside complex. A number of pubs, cafes, restaurants, cinema and bars can be found along with a fantastic shopping outlet. Easy access to main road links can be found in particular the A11 and A47.



SETTING THE SCENE

Set back from the road, the property is approached via a secure gated entrance, opening into a communal hallway that leads directly to the private main entrance.

THE GRAND TOUR

Stepping inside, the welcoming entrance hallway features wood flooring underfoot, providing an ideal meet-and-greet space while boasting two generous built-in storage cupboards perfect for keeping coats and shoes neatly tucked away. To the left sits the heart of the home, the impressive 18' open plan kitchen, sitting and dining room. The kitchen area offers an extensive range of wall and base units with wrap around worktops providing plentiful food preparation space, complemented by low maintenance tiled splashbacks. Integrated appliances include an oven, inset electric hob, and extractor above, alongside under counter plumbing for a washing machine and space for a freestanding fridge/freezer. The adjoining sitting and dining area comfortably accommodates both soft furnishings and a formal dining table, bathed in natural light via rear facing sash windows. Back in the hallway, doors open to two well proportioned bedrooms. The main double bedroom boasts generous double integrated wardrobes, with ample space remaining for a large bed and freestanding storage furniture. Positioned adjacent, the second bedroom features carpeted flooring and a sash window, currently utilised with a single bed but offering fantastic versatility as a dedicated home office or study. Completing the accommodation, the three piece family bathroom comprises a bath with a shower over, tiled splashbacks, tiled flooring underfoot and a wall mounted heated towel rail.

FIND US

Postcode : NR1 1EQ

What3Words : ///moving.slows.feed

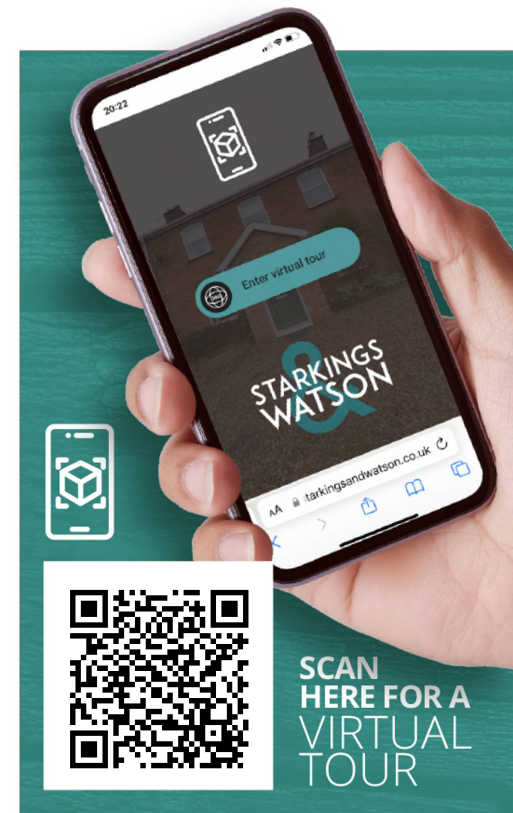
VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

AGENTS NOTES

This property is offered on a leasehold basis with 105 years remaining.

There is a service charge of £186 per calendar month and a ground rent of £115 per annum.







THE GREAT OUTDOORS

Although there is no private outdoor space with this flat, to the rear of the building is allocated parking for one vehicle. The building is also surrounded by mature bushes and box hedging creating a leafy green vista.





Approximate total area⁽¹⁾

513 ft²

47.8 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





Starkings & Watson Hybrid Estate Agents

Roxburgh House, Rosebery Business Park Mentmore Way - NR14 7XP

01603 336116 • centralisedhub@starkingsandwatson.co.uk • starkingsandwatson.co.uk/

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