



Falcon Crescent, Costessey, Norwich, NR8 5GW

welcome to

Falcon Crescent, Costessey Norwich

****50% SHARED OWNERSHIP**** TWO BEDROOM, TWO BATHROOM top floor apartment with the added benefit of an allocated parking space. This apartment is finished to a very high standard and ticks all the boxes—making it a must-see opportunity in a highly desirable neighbourhood.



Entrance Hall

Laminate flooring.

Lounge/Kitchen/Diner

23' 3" x 13' 8" (7.09m x 4.17m)

Carpeted flooring with double glazed doors onto Balcony. Laminate flooring in Kitchen/Diner with a range of wall and base units, stainless steel 1 1/2 sink, built in oven, hob, washing machine, fridge freezer and double glazed skylight.

Bedroom One

14' 5" x 13' 9" (4.39m x 4.19m)

Double glazed window to rear aspect, carpeted flooring, radiator and door to:

Ensuite

Double glazed window, tiled flooring and walls, shower cubicle, toilet and wash hand basin

Bedroom Two

9' 5" x 8' 6" (2.87m x 2.59m)

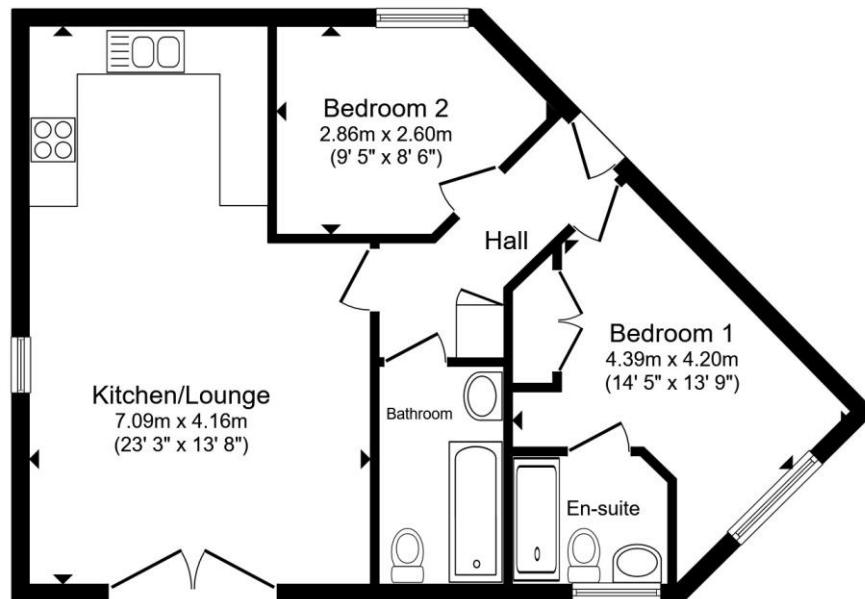
Double glazed window to front aspect, carpeted flooring and radiator.

Bathroom

Double glazed window, tiled flooring and walls, bath tub, toilet and wash hand basin.

Exterior

Allocated parking space.



Total floor area 57.6 m² (620 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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Falcon Crescent, Costessey Norwich

- 50% shared ownership
- Top floor apartment
- Two bathrooms
- Allocated parking space
- Immaculately presented

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

£82,500



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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 is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



Property Ref:
NOR143578 - 0005

Under the terms of the Estate Agency Act 1979 (Section 21), please note that the vendor is an Employee of the Connells Group of companies.



Please note the marker reflects the postcode not the actual property



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