



Coburg Street, Norwich - NR1 3BF

**STARKINGS
&
WATSON**

HYBRID ESTATE AGENTS

Chapelfield Gardens, Coburg Street

Norwich

Welcome to this SPACIOUS AND MODERN TWO BEDROOM APARTMENT, ideally positioned in the heart of the city centre and offered with NO ONWARD CHAIN. Situated on the second floor of a contemporary development with LIFT ACCESS, this impressive flat offers nearly 800 SQFT of well-designed living space (STMS). The generous 22' MAIN SITTING AND DINING ROOM is flooded with natural light and opens onto a PRIVATE BALCONY, providing the perfect spot to relax or entertain. The separate, well-equipped kitchen is complemented by a PRACTICAL UTILITY ROOM, adding valuable storage and convenience. Both bedrooms are comfortable DOUBLES, with the principal bedroom featuring an EN SUITE SHOWER ROOM, while a further bathroom serves guests and the second bedroom. MODERN FINISHES blend seamlessly with thoughtful design, ensuring this home suits a range of lifestyles, from busy professionals to those seeking a city base. Additional benefits include an ALLOCATED UNDERGROUND PARKING SPACE, secure entry system, and excellent proximity to the vibrant amenities,



shops, and restaurants that the city centre has to offer.

Council Tax band: C

Tenure: Leasehold

- No Chain!
- Spacious Second Floor Apartment With Lift
- Almost 800 SQFT Internally (stms)
- 22' Main Sitting/Dining Room With Balcony
- Two Double Bedrooms & Two Bathrooms
- Separate Utility Room
- Underground Allocated Parking Space
- City Centre Location

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

Approached via Coburg Street in the city centre behind Chantry Place Shopping Centre, there is a communal entrance door into the lobby with a lift to the second floor. The main entrance door to the apartment can then be found leading into the hallway.

THE GRAND TOUR

Entering the apartment via the main entrance door there is a spacious hallway providing access to all further rooms. The first room to the right is the main family bathroom which has been adapted to a wet room with a walk in shower, w/c and hand wash basin. The very useful and practical separate utility room is found adjacent offering a range of storage cupboards with rolled edge worktops over, a second sink, integrated washing machine and the gas fired wall mounted boiler. The main bedroom is found opposite with large windows allowing plenty of light with fitted shutters. There is an en-suite shower room with a large shower, w/c and hand wash basin. Another double bedroom is found adjacent to the main bedroom again with a large window and fitted shutters. To the end of the hallway a door opens into the spacious sitting/dining room with kitchen around the corner. The reception space provides plenty of room for soft furnishings and a dining table with a wonderful balcony to the front accessed via double sliding doors providing space for table and chairs. There are also fitted bi-folding shutters. The modern kitchen provides a range of wall and base level units with rolled edge worktops over as well as eye level electric oven and inset microwave, electric hob and extractor fan, as well as dishwasher and fridge/freezer. The apartment is finished with gas fired central heating and double glazing.

FIND US

Postcode : NR1 3BF

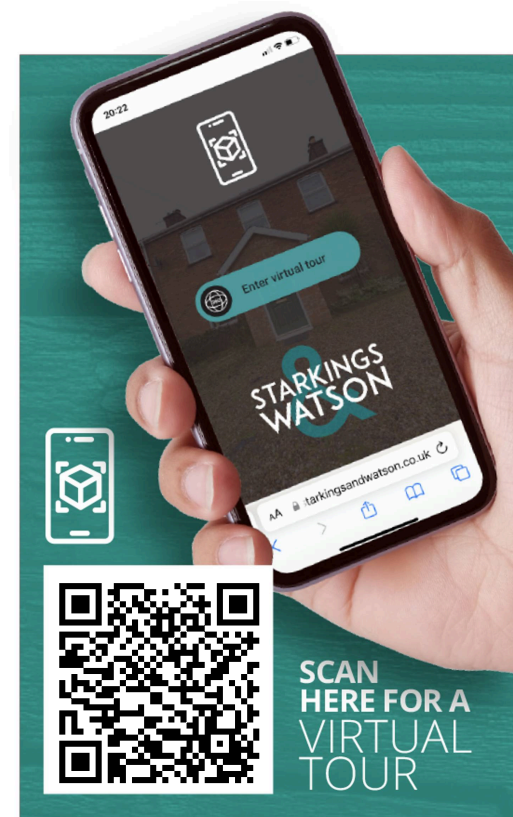
What3Words : ///dance.custom.sake

VIRTUAL TOUR

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

AGENTS NOTES

Buyers are advised the apartment is leasehold with 169 years remaining on the lease. The leasehold details are still being complied but we understand the service charge is in the region of £3000 PA with ground rent in addition.

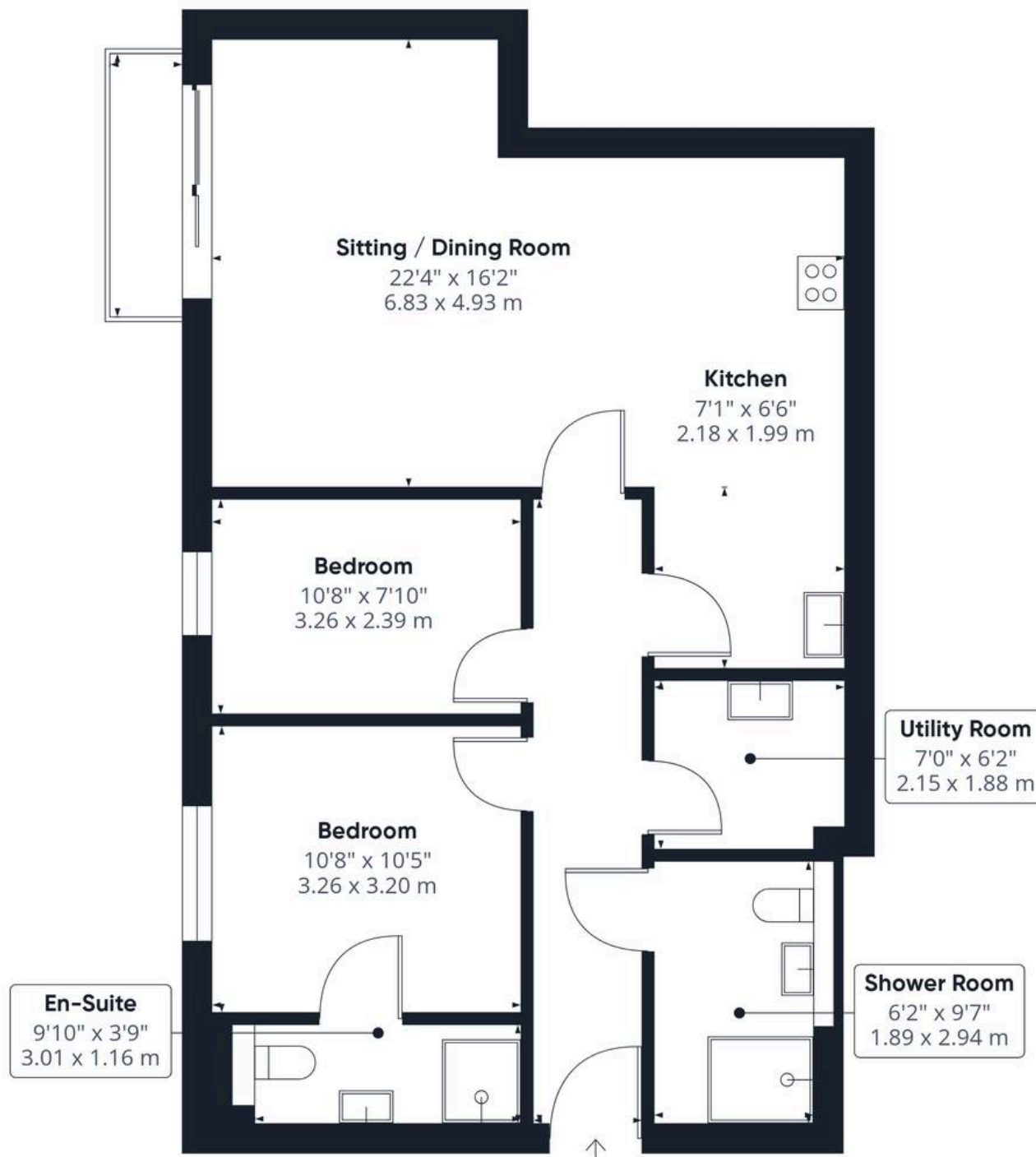




THE GREAT OUTDOORS

There are well kept communal grounds to the front of the building for the use of the residents. Underground parking can be found within the secure car park with one allocated space.





Approximate total area⁽¹⁾

791 ft²

73.5 m²

Balconies and terraces

28 ft²

2.6 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



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Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are 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.