



Coltishall Hall, Wroxham Road, Coltishall, NR12 7AF

A Highly Desirable Two Bedroom Ground Floor Apartment!

Asking Price Of **£235,000** LEASEHOLD



ESTATE AGENT
IN NORWICH
(NR10-16)

A GRAND GROUND FLOOR APARTMENT!

Set in the heart of the popular village of Coltishall, within the Broads National Park, this highly desirable ground floor apartment enjoys an idyllic yet convenient location.

With generous proportions, flexible accommodation and light-filled rooms, plus allocated parking, and private patio area as well as communal grounds, it offers all you seek and so much more besides.



“This handsome home forms part of the Coltishall Hall estate, close to the river Bure”



Overview

- GROUND FLOOR APARTMENT
- TWO BEDROOMS
- LARGE ARCHED WINDOWS
- ALLOCATED PARKING
- KITCHEN – DINING ROOM
- PRIVATE PATIO AREA
- ATTRACTIVE COMMUNAL GROUNDS
- POPULAR RIVERSIDE VILLAGE
- SHARE OF FREEHOLD
- MUST BE SEEN!



Location

Coltishall Hall stands in the Broadland village of Coltishall which is situated on the River Bure. The river runs into Wroxham (3 miles) which is the centre of the Norfolk Broads National Park. From Wroxham there is a local train service to the cathedral city of Norwich which has a mainline railway station with regular intercity trains to London Liverpool Street. Norwich, the cathedral city and regional centre of East Anglia lies approximately 8 miles distant and has a mainline service to London Liverpool Street with an approximate journey time of 1 hour 50 minutes. There is an airport on the north side of the city with international flights via Schipol.

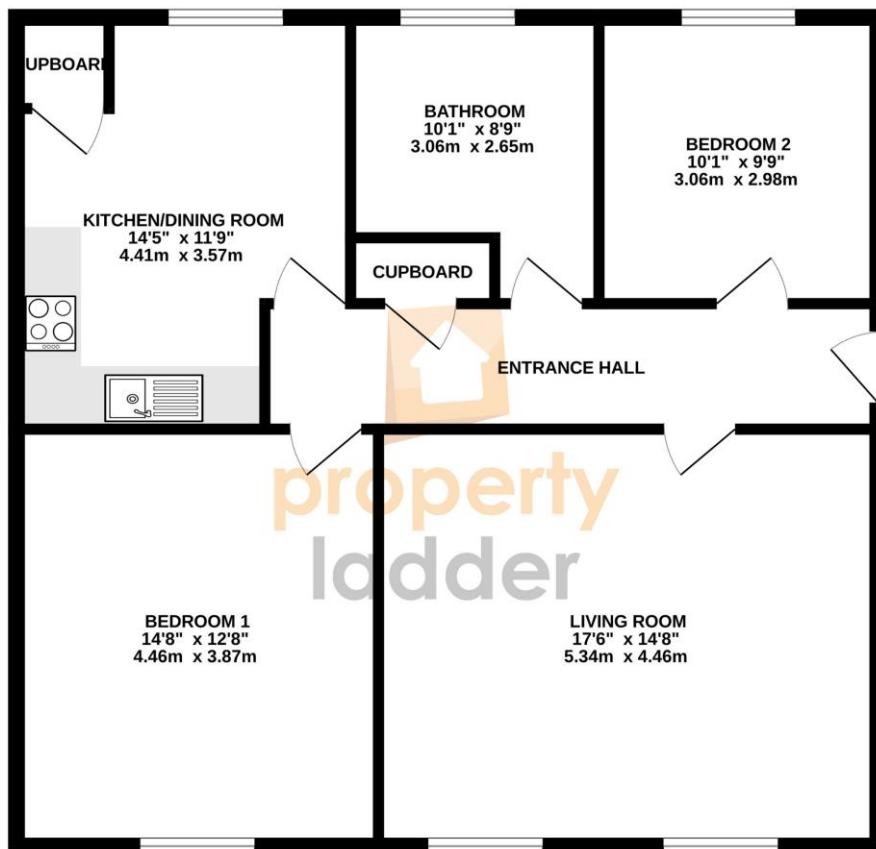


Outside

The property benefits from its own patio area together with communal grounds. The private patio area is situated immediately to the rear of the property. The property also benefits from landscaped beautiful communal gardens and a separate wooded area, which is shared with the other owners within Coltishall Hall.

There is an allocated parking space along with visitors parking.

GROUND FLOOR
879 sq.ft. (81.6 sq.m.) approx.



TOTAL FLOOR AREA : 879 sq.ft. (81.6 sq.m.) approx.

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 as to their operability or efficiency can be given.

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FULL EPC AVAILABLE UPON REQUEST

EPC - TBC

COUNCIL TAX BAND: C

LOCAL AUTHORITY:
BROADLAND DISTRICT COUNCIL

SERVICES CONNECTED: MAINS WATER, MAIN DRAINS,
MAINS ELECTRICITY, MAINS GAS

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GOLD WINNER

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