



LEASEHOLD

Apartment

20 MAGNOLIA WAY, COSTESSEY, NORWICH, NR8 5EH

Price Guide

£130,000-
£150,000

FEATURES

- First Floor Flat
- Lounge/Kitchen
- Allocated Parking Space
- Two Bedrooms
- Bathroom
- Double Glazing Throughout



2 Bedroom Apartment located in Norwich

Welcome to this charming first-floor apartment located on the desirable Magnolia Way in Costessey. This delightful property features a spacious reception room that provides a warm and inviting atmosphere, perfect for both relaxation and entertaining guests.

The apartment boasts two well-proportioned bedrooms, offering ample space for comfortable living. Each bedroom is designed to maximise natural light, creating a bright and airy feel throughout. The bathroom is conveniently situated, providing all the necessary amenities for your daily routine.

Another standout feature of this property is the allocated parking space, ensuring that you have a secure and convenient place for your vehicle.

Situated in a pleasant neighbourhood, this apartment is ideal for those seeking a peaceful yet accessible location. With local amenities and transport links nearby, you will find everything you need within easy reach.

This property presents an excellent opportunity for first-time buyers or those looking to downsize. Do not miss the chance to make this lovely apartment your new home.

Entrance Hall

With front entrance door and stairs to first floor.

Landing

With doors to all rooms and two storage cupboards.

Lounge and Kitchen

Fitted with a range of wall, base and drawer units, with work surface over, space for fridge freezer, space for plumbing for washing machine, wall mounted gas boiler, built in electric oven, gas hob and extractor over, sink and drainer unit, radiator and windows to the front and rear aspects.

Bathroom

Fitted with a three piece suite comprising of panelled bath, with shower over, low level WC, hand wash basin with pedestal, radiator, window to rear aspect, part tiled walls and

tiled floor.

Bedroom 1

With radiator and window to the rear aspect.

Bedroom 2

With radiator and window to the front aspect.

Outside

The property benefits from an allocated parking space.

Lease Information

The property is leasehold and there is approximately 130 years remaining on the lease.



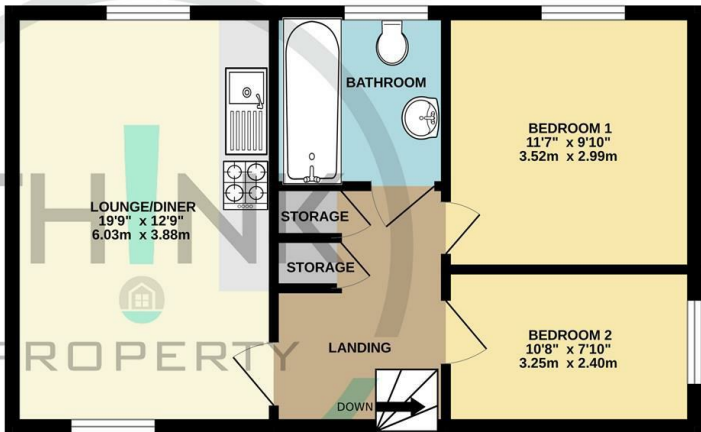
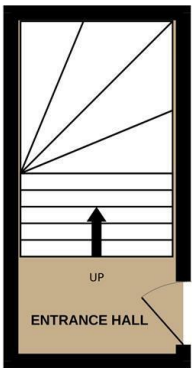
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Council Tax Band
B

GROUND FLOOR
 94 sq.ft. (8.7 sq.m.) approx.

1ST FLOOR
 441 sq.ft. (41.0 sq.m.) approx.



TOTAL FLOOR AREA : 535 sq.ft. (49.7 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		79	
(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	

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