



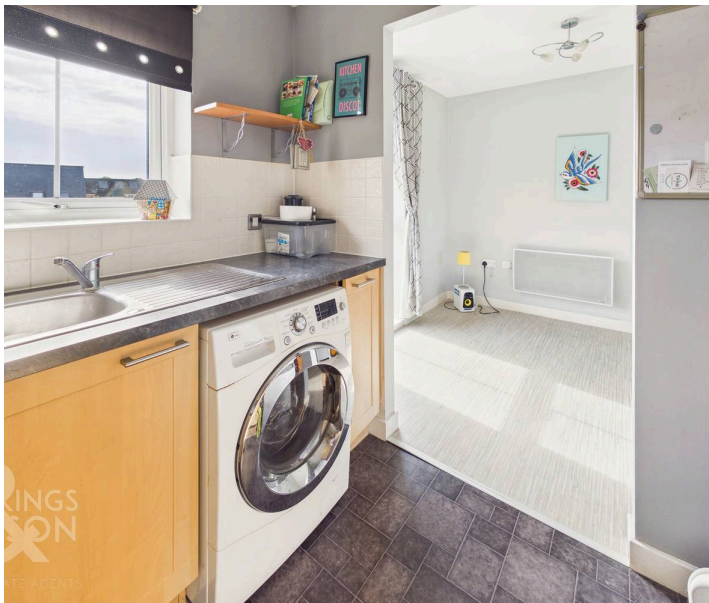
Cheena Court Solario Road, Costessey - NR8 5EP



## Cheena Court

Solario Road, Norwich

NO CHAIN! This UPDATED and WELL PRESENTED TOP FLOOR APARTMENT offers an exceptional blend of comfort and convenience, perfectly positioned within WALKING DISTANCE TO LOCAL SCHOOLING, AMENITIES and TRANSPORT LINKS. Upon entering, a welcoming HALLWAY ENTRANCE with INTEGRATED STORAGE opens to all accommodation, ensuring a practical layout and easy flow throughout the home. The heart of the property is the impressive 22' DUAL ASPECT SITTING/ DINING ROOM, a bright and spacious area ideal for relaxing or entertaining guests. Adjacent, the fully fitted KITCHEN is thoughtfully designed, boasting INTEGRATED APPLIANCES and EXTENSIVE STORAGE. Both DOUBLE BEDROOMS are generously proportioned, with the MAIN BEDROOM featuring an ENSUITE SHOWER ROOM and INTEGRAL WARDROBES, providing privacy and excellent storage solutions. The FOUR PIECE FAMILY BATHROOM is stylishly appointed, catering to both family and guest needs with a bath, separate shower, basin, and W.C.



Further benefits include an ALLOCATED PARKING SPACE, with additional VISITOR PARKING available, ensuring practicality for residents and guests alike.

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: C

- No Chain!
- Updated & Well Presented Top Floor Apartment
- Within Walking Distance To Local Schooling, Amenities & Transport Links
- 22' Dual Aspect Enjoying Sitting/ Dining Room
- Fully Fitted Kitchen With Integrated Appliances
- Two Well Proportioned Double Bedrooms
- Four Piece Family Bathroom & Private Ensuite Shower Room
- Allocated Parking Space & Visitor Parking Available

The development of Queens Hill is located on the fringes of Costessey. Local schooling is located within walking distance, and a regular bus link into Norwich City centre is provided. The nearby Longwater Retail Park offers a fantastic range of shops and a supermarket, whilst the A47 leads to Norwich and the A11.



## SETTING THE SCENE

Approached via a secure, gated intercom entry system, communal stairs lead up to the top floor where the main entrance to the property can be found.

## THE GRAND TOUR

Stepping inside, the light and bright entrance hall offers a perfect meet and greet space, featuring practical hard flooring underfoot for ease of maintenance. It boasts two integrated storage cupboards, ideal for keeping coats and shoes neatly tucked away, with doors opening to the rest of the accommodation. At the end of the hallway, the heart of the home is the impressive 22' dual aspect sitting and dining room, which is flooded with natural light. The space features cosy carpeted flooring in the sitting area and hard flooring in the dining section, easily accommodating a variety of soft furnishing layouts and a formal dining table. Conveniently positioned adjacent to the dining area, the fully fitted kitchen provides an extensive range of storage units with wrap around worktops offering plenty of room for meal preparation, all complemented by tiled splashbacks. Integrated appliances include an oven, an inset electric hob and an extractor fan overhead, while there is also under counter plumbing for a washing machine and ample freestanding room for an 'American style' fridge/freezer. Also from the hallway, doors open to two well proportioned double bedrooms, both finished with carpeted flooring, uPVC double glazed windows and plenty of space for large double beds and freestanding furniture. The main bedroom also features integrated wardrobes with mirrored sliding doors and benefits from a private ensuite shower room that has been stylishly retiled by the current vendor, complete with an inset double shower cubicle, a sliding glass door and vanity storage below the sink.

Completing the internal accommodation is the contemporary four piece family bathroom, which has also been retiled and comprises a panelled bath, a separate inset shower cubicle with a folding glass door, a wash hand basin with integrated vanity storage beneath and a low level W.C.

## FIND US

Postcode : NR8 5EP

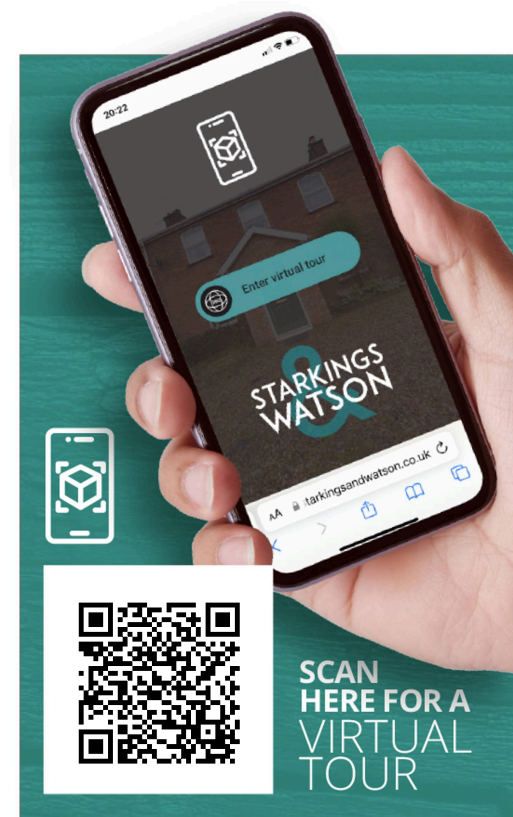
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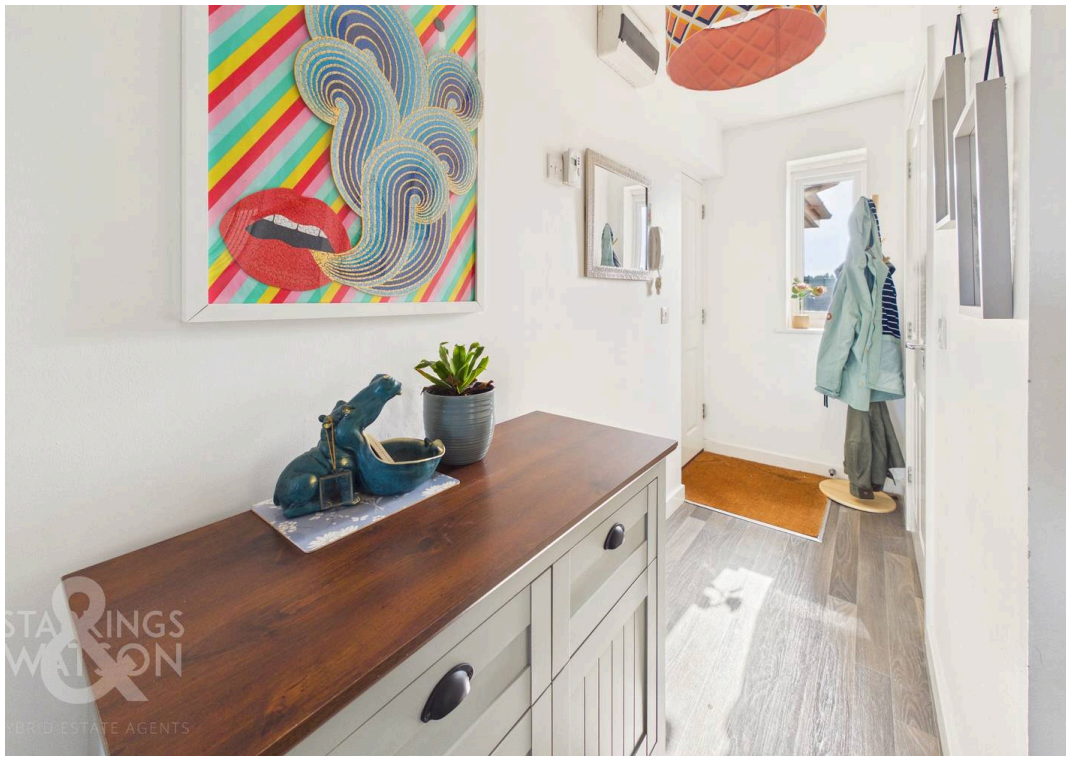
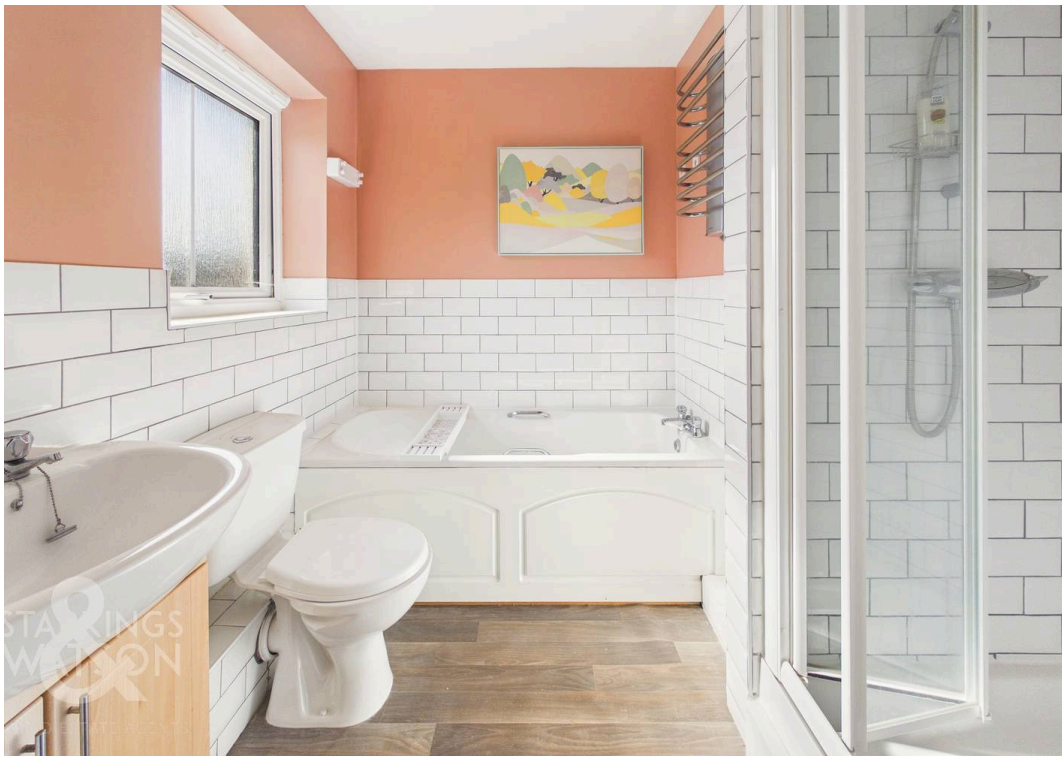
## VIRTUAL TOUR

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

## AGENTS NOTES

The property is offered on a leasehold basis with 105 years remaining lease. The property includes a bi-annual service charge in the region of £600 and a ground rent in the region of £85.



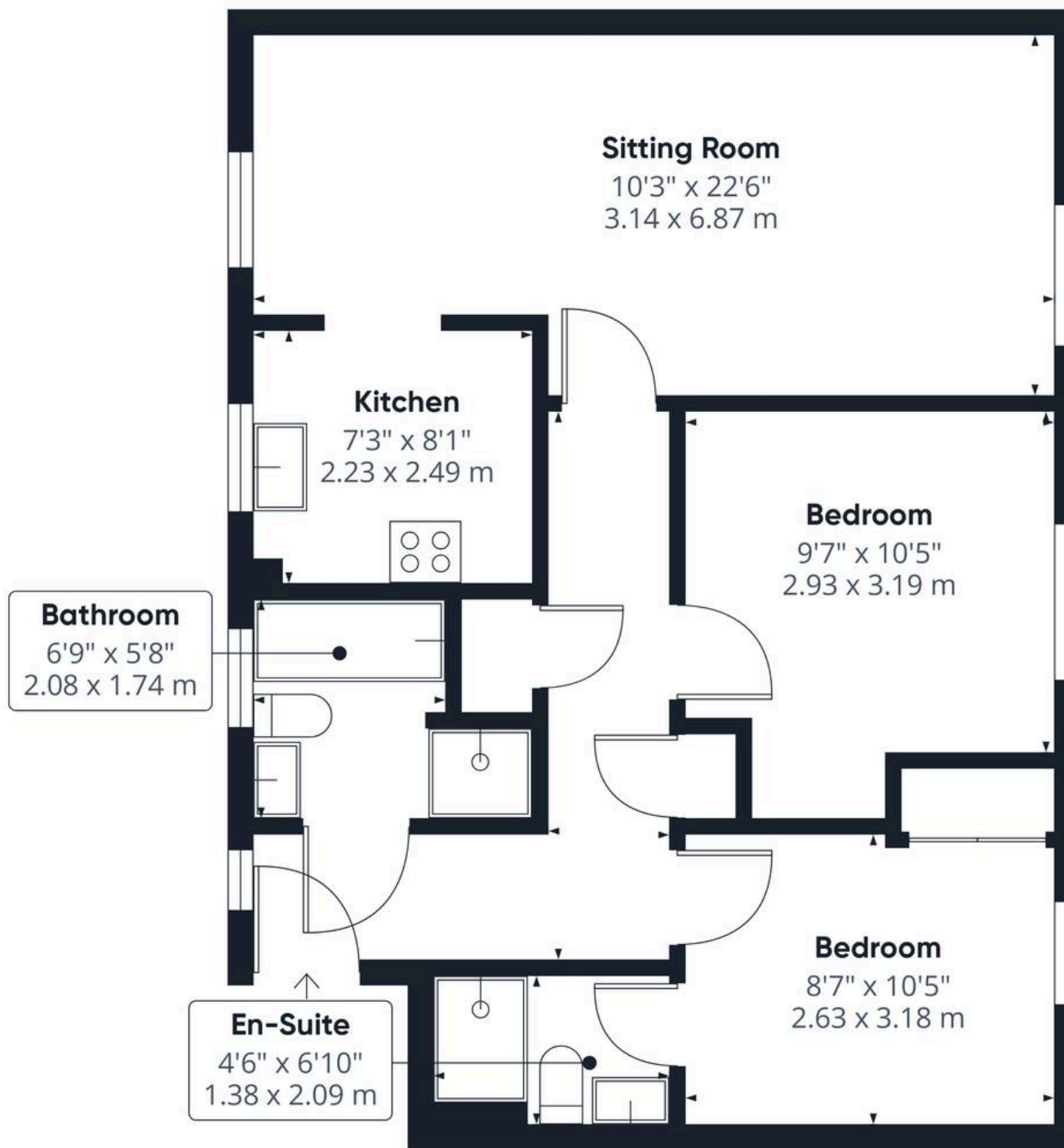




## THE GREAT OUTDOORS

Although there is no private outside space included in the sale, the property is perfectly situated just a short walk from plentiful green spaces, scenic dog walks and local woodland. Convenient local amenities and transport links are also within easy reach, while allocated parking is provided within the well maintained communal courtyard outside.





Approximate total area<sup>(1)</sup>

650 ft<sup>2</sup>  
60.4 m<sup>2</sup>

(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

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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 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.