



Cheena Court Solario Road, Costessey - NR8 5EP



Cheena Court

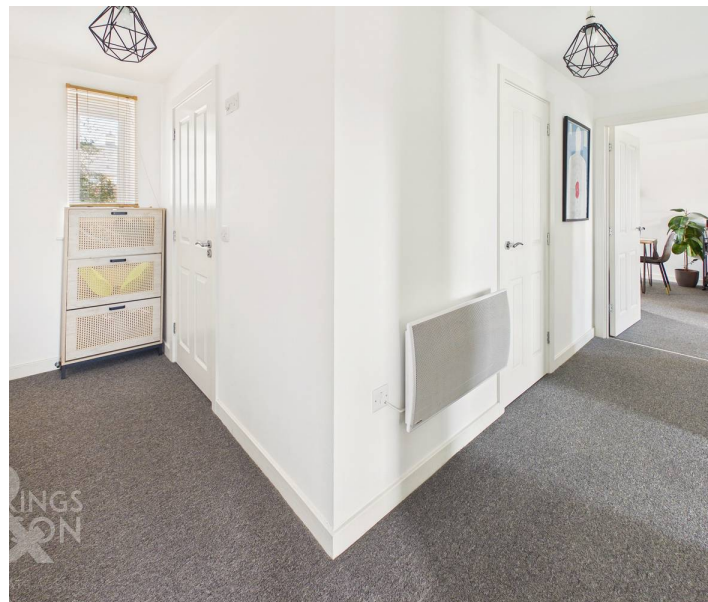
Solario Road, Norwich

NO CHAIN. Immaculately presented FIRST FLOOR flat in a much sought after development - with ALLOCATED PARKING. This versatile living accommodation offers an excellent finish, with the family bathroom complete with a BATH and SHOWER, as well as an additional EN-SUITE SHOWER ROOM. Boasting TWO DOUBLE BEDROOMS off a centralised hallway which offers ample internal storage, this property opens up into a wonderfully functional dual aspect OPEN PLAN SITTING and DINING room area. A high gloss KITCHEN with ample storage and INTEGRATED cooking appliances rounds off this property making the most ideal FIRST TIME BUY or INVESTMENT property.

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: B



- Well Presented First Floor Flat
- Secure Gated Telecom Entry System
- Within Walking Distance To Local Schooling, Amenities & Transport Links
- 22' Open Plan Sitting & Dining Room
- Fully Fitted High Gloss Kitchen with Integrated Appliances & Ample Storage
- Two Double Bedrooms Opening From Central Hallway With Storage
- Four Piece Family Bathroom & Ensuite Shower Room To Main Bedroom
- Allocated Parking

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 supermarket, whilst the A47 leads to Norwich and the A11.



SETTING THE SCENE

Set back from the road and positioned just a stone's throw from the property's allocated parking space, the apartment enjoys a convenient position within the development. A secure gated telecom entry system provides access to the communal building, with stairs rising to the first floor where the private entrance can be found.

THE GRAND TOUR

Stepping inside, the welcoming entrance hallway provides an excellent first impression, featuring two generous integrated storage cupboards and doors opening to all principal accommodation. At the heart of the home is the impressive 22' open plan sitting and dining room, enjoying a generous dual aspect from uPVC double glazed windows that flood the space with natural light. Carpeted flooring runs underfoot, while the generous proportions allow for a variety of soft furnishing arrangements alongside a formal dining set. The room flows seamlessly into the fully fitted kitchen, creating a sociable open plan environment ideal for both everyday living and entertaining. The kitchen itself offers a comprehensive range of wall and base storage units, with integrated appliances including an oven, inset electric hob and extractor above. Generous worktop space wraps around the room, complemented by tiled splashbacks for a practical and easy to maintain finish.

Also accessed from the hallway are two well proportioned double bedrooms. The second bedroom is currently utilised as a home office/study but is generously sized enough to accommodate a double bed and freestanding storage furniture, providing excellent flexibility for a variety of needs. The main bedroom is equally well proportioned and benefits from a private ensuite shower room, featuring a generous inset double shower cubicle with glass door, wash basin with vanity storage beneath and a wall mounted heated towel rail.

Completing the accommodation, the three piece family bathroom is finished with tiled splashbacks and comprises an inset shower cubicle with folding glass door, alongside a wash basin and WC.

FIND US

Postcode : NR8 5EP

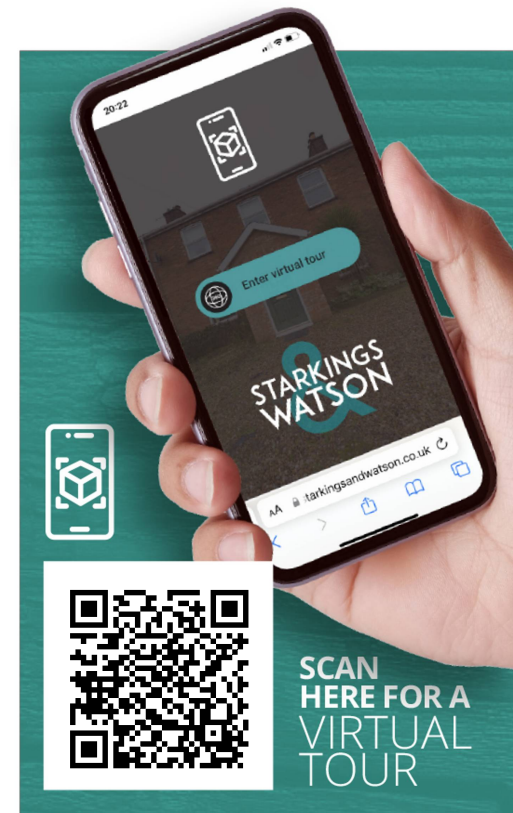
What3Words : ///lush.jolt.chromatic

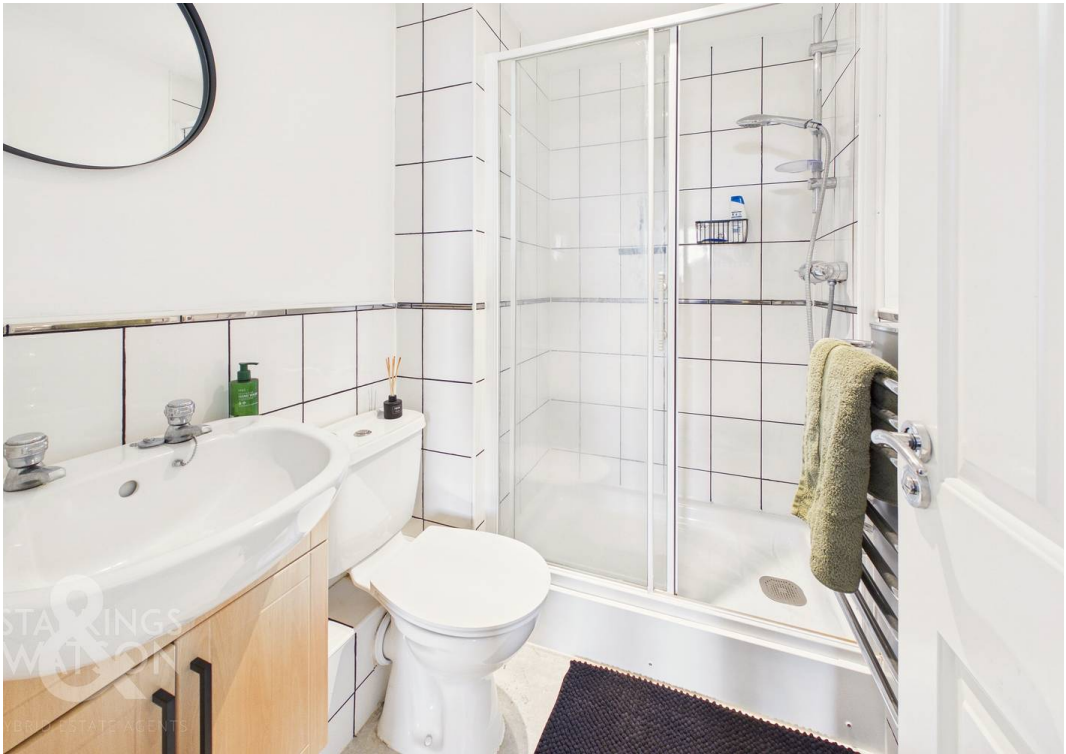
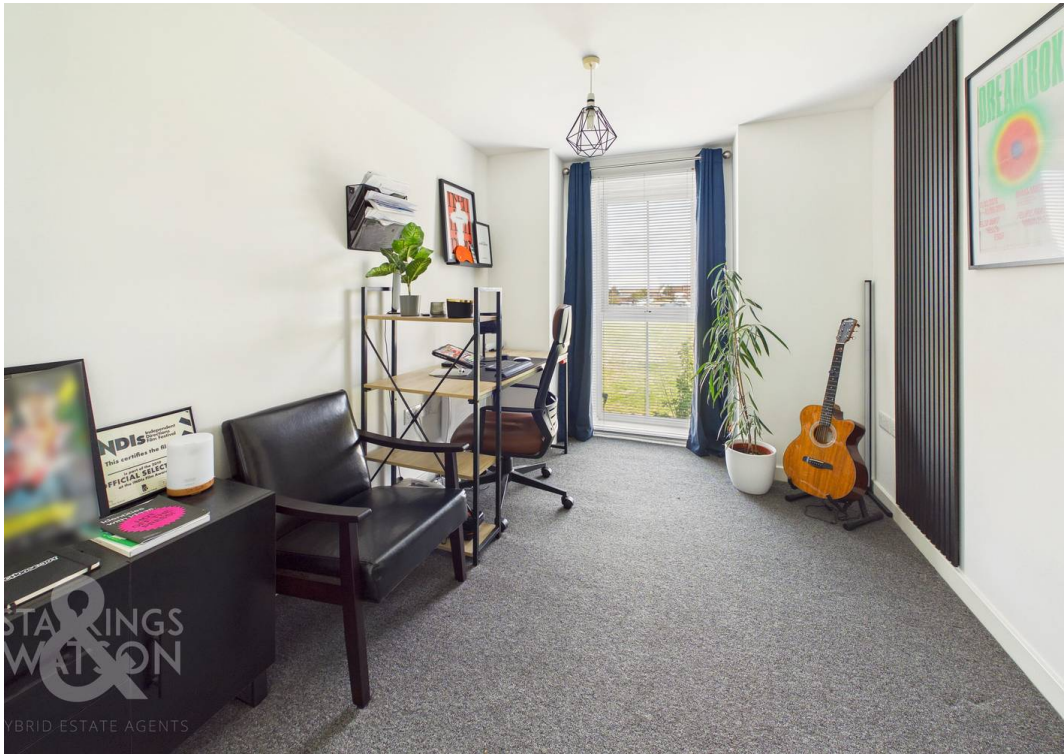
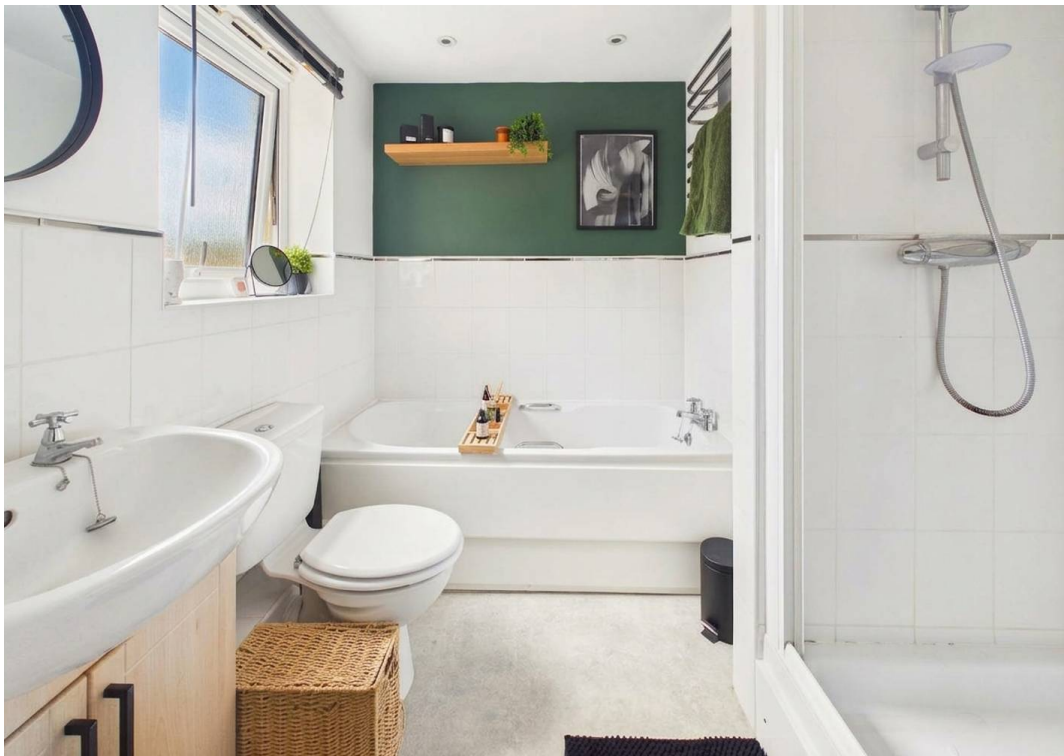
VIRTUAL TOUR

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

AGENTS NOTE

Buyers are advised the property is offered on a leasehold basis, with some 104 years left on the current lease. Service charges are in the region of £1030 PA - paid in 2 instalments every 6 months. There is ground rent of £150 PA, paid in 2 instalments every 6 months.



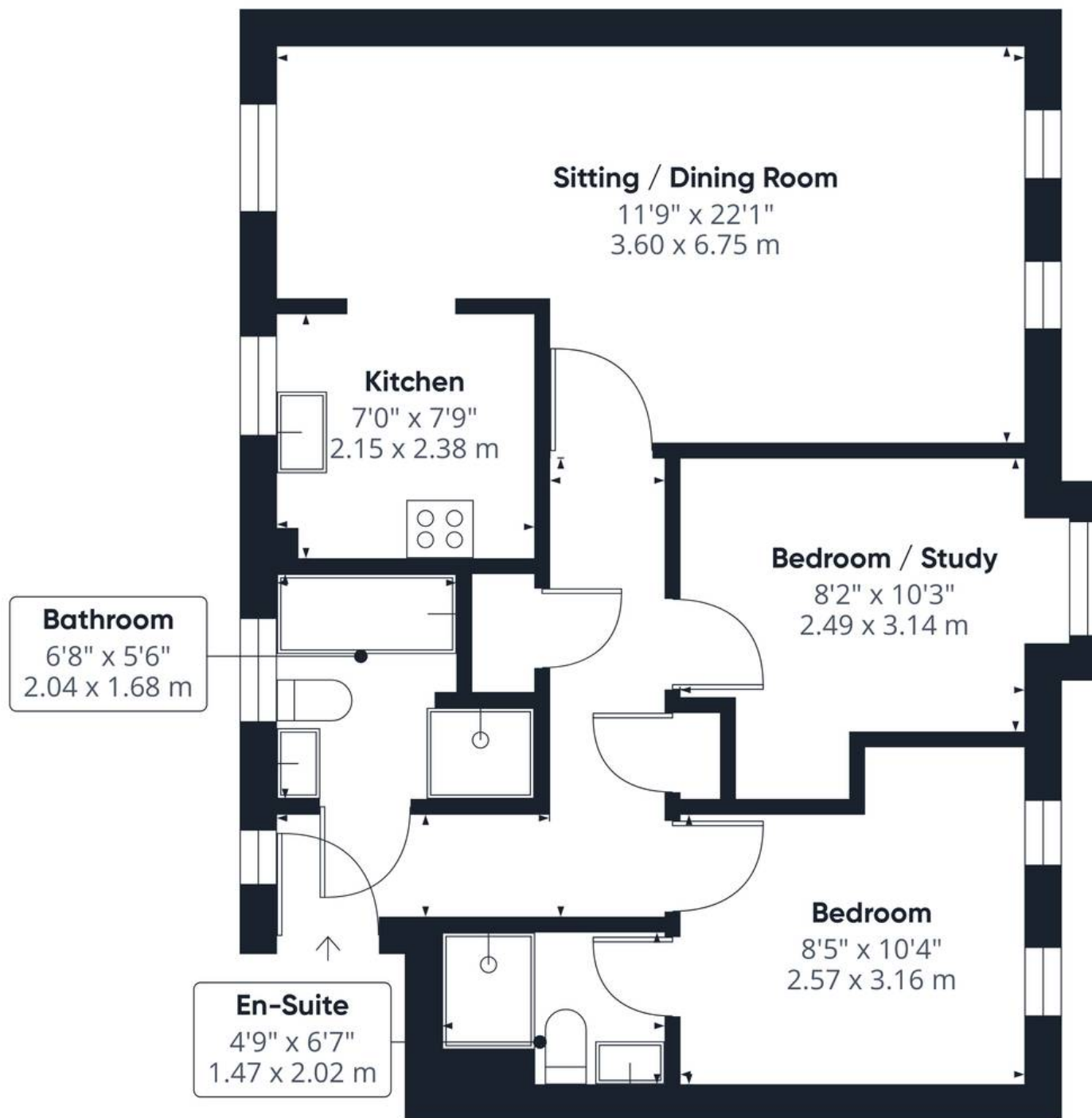




THE GREAT OUTDOORS

Whilst the property does not feature private outdoor space, it is perfectly positioned just a stone's throw from scenic local nature walks, making it an ideal choice for dog walkers and benefits from excellent transport links. Additionally, residents can enjoy an abundance of maintained communal green spaces right on their doorstep throughout the development.





Approximate total area⁽¹⁾

636 ft²
59.1 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





Starkings & Watson Hybrid Estate Agents

196 Norwich Road, Costessey - NR5 0EX

01603 336446 • centralisedhub@starkingsandwatson.co.uk • starkingsandwatson.co.uk/

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.