



Solario Road, Costessey - NR8 5EJ

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&  
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HYBRID ESTATE AGENTS



## Solario Road

Costessey, Norwich

This impressive TOP FLOOR APARTMENT offers a fantastic blend of space, comfort, and security, all within walking distance to LOCAL AMENITIES and TRANSPORT LINKS. Enter through a SECURE GATED ENTRY with a TELECOM SYSTEM to a SPACIOUS HALLWAY ENTRANCE complete with INTEGRATED STORAGE, providing a warm and practical welcome. The 19' DUAL ASPECT SITTING & DINING ROOM is flooded with natural light, creating the perfect space for entertaining or relaxing with ample room for soft furnishings and dining. The fully fitted KITCHEN boasts INTEGRATED APPLIANCES, making meal preparation both stylish and convenient. Two DOUBLE BEDROOMS offer peaceful retreats, with the MAIN BEDROOM benefitting from a private ENSUITE SHOWER ROOM, while a three piece FAMILY BATHROOM serves guests and residents alike. An ALLOCATED PARKING SPACE ensures hassle free parking at all times.



Council Tax band: B

Tenure: Leasehold

- Top Floor Apartment
- Telecom Secure Gated Entry
- Within Walking Distance To Local Amenities & Transport Links
- 19' Dual Aspect Sitting & Dining Room
- Fully Fitted Kitchen With Integrated Appliances
- Spacious Hallway Entrance With Integrated Storage
- Two Double Bedrooms Including Main Bedroom With A Private Ensuite Shower Room
- Allocated Parking Space

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 accessed via a secure gated entry, stairs lead up to the top floor communal hallway where the main entrance to the property is located.



## THE GRAND TOUR

Stepping inside, the spacious hallway features carpeted flooring and houses the intercom entry system along with a sizeable integrated storage cupboard. Doors open to all the accommodation including the heart of the home, the impressive 19' dual aspect sitting and dining room. This bright living space offers plentiful room for both soft furnishings and formal dining, benefiting from uPVC double glazed windows and French doors that open onto a charming Juliet balcony. The room flows seamlessly into the fully fitted kitchen, which boasts a range of wall and base units, integrated cooking appliances including an oven, electric hob, and extractor as well as under counter plumbing for a washing machine and dedicated space for an 'American style' fridge/ freezer. Also off the hallway, you will find two well proportioned double bedrooms. The main bedroom features continued carpeted flooring, an integrated wardrobe, and an immaculately presented three piece ensuite shower room complete with a glass enclosed cubicle, heated towel rail, and vanity storage. The second double bedroom is equally well sized, comfortably accommodating a double bed and desk, making it a versatile space for guests or a home office. Completing the accommodation is the three piece family bathroom, which includes a bath with tiled splashbacks, a wall mounted heated towel rail, and practical vanity storage below the sink.

## FIND US

Postcode : NR8 5EJ

What3Words : ///forced.managers.customers

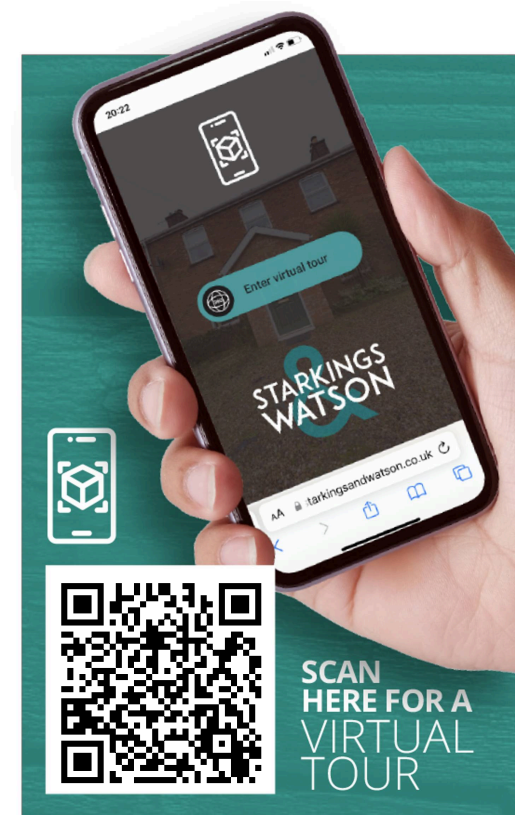
## VIRTUAL TOUR

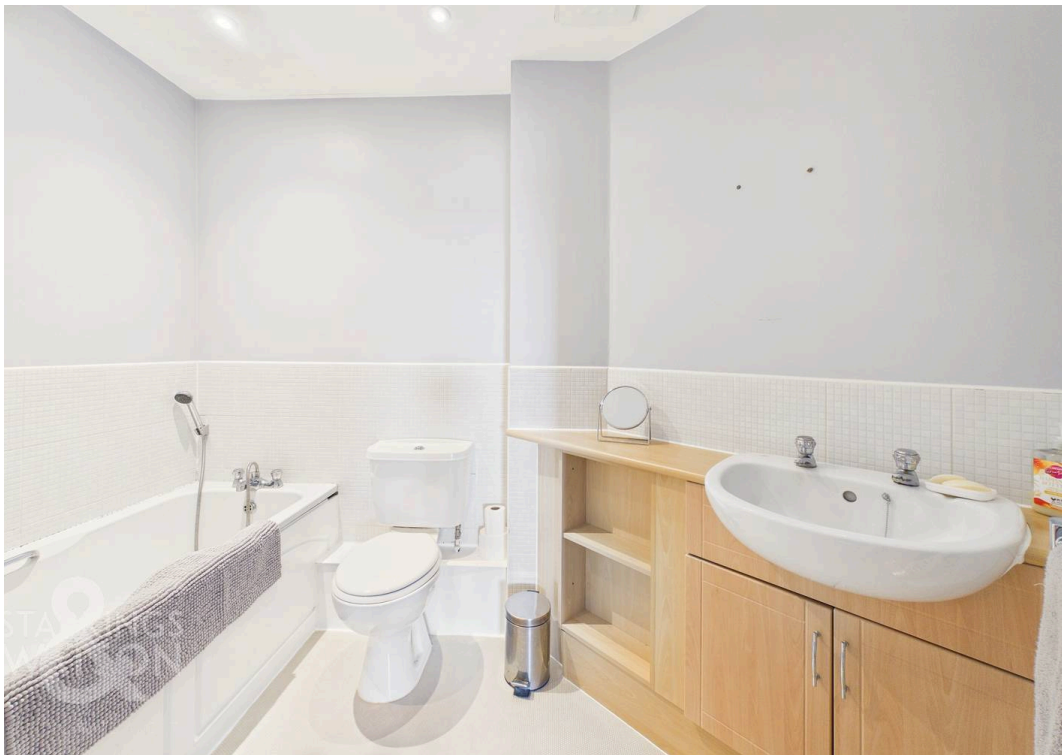
View our virtual tour for a full 360 degree of the interior of the property.

## AGENTS NOTES

The property is offered on a leasehold basis with 105 years remaining lease.

The property includes a ground rent payment of £180 per annum in addition to a service charge of approximately £2,000 paid bi-annually.



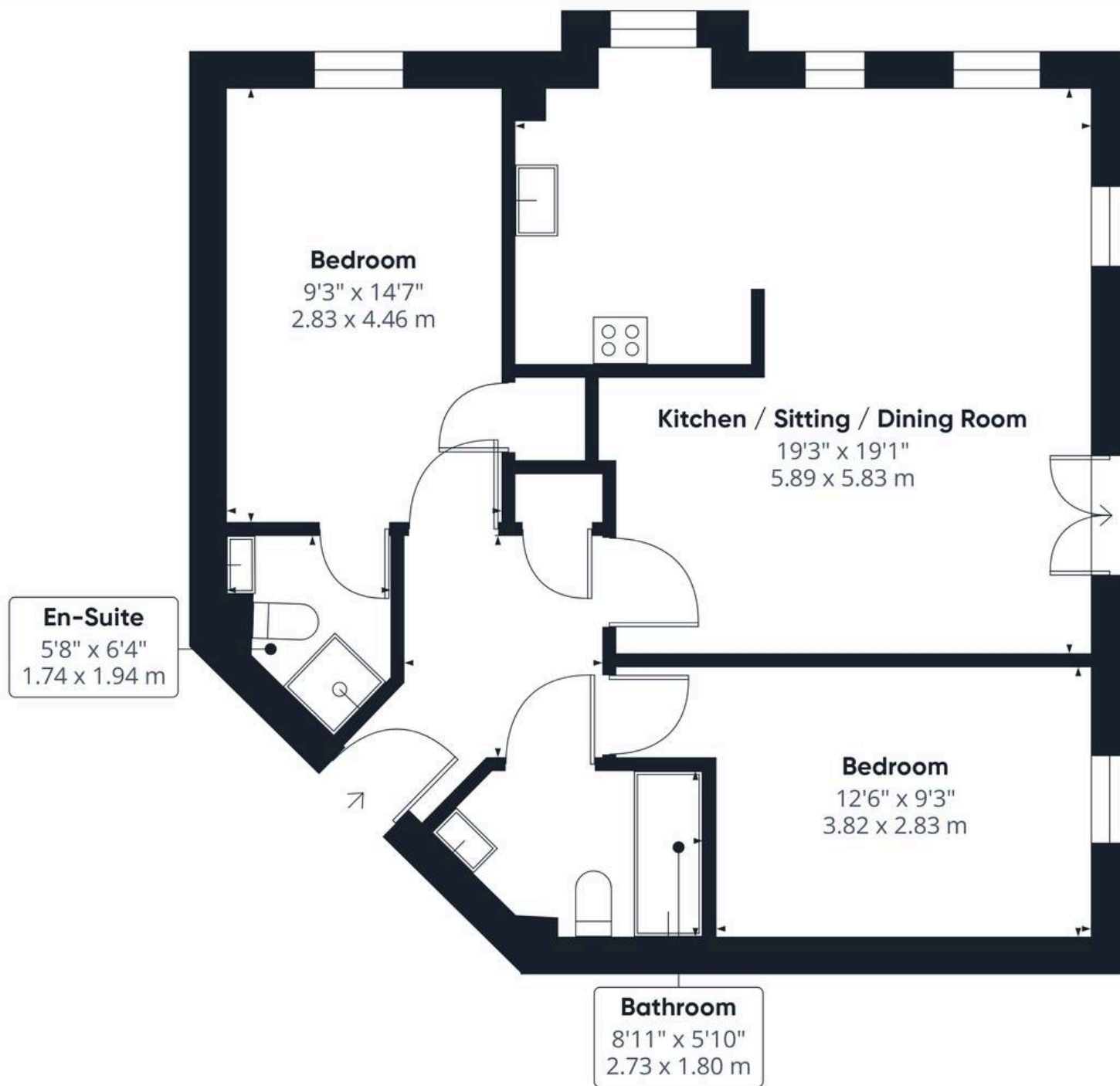




## THE GREAT OUTDOORS

While the property does not include assigned private outdoor space, it is ideally situated to enjoy the best of the local surroundings. Scenic woodland walks, perfect for dog walking are within easy reach, while essential local amenities and excellent transport links are all just a short stroll away.





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

760 ft<sup>2</sup>  
70.6 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.

GIRAFFE 360



## Starkings & Watson Hybrid Estate Agents

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