



Riverdale Court, Brundall - NR13 5AE



## Riverdale Court

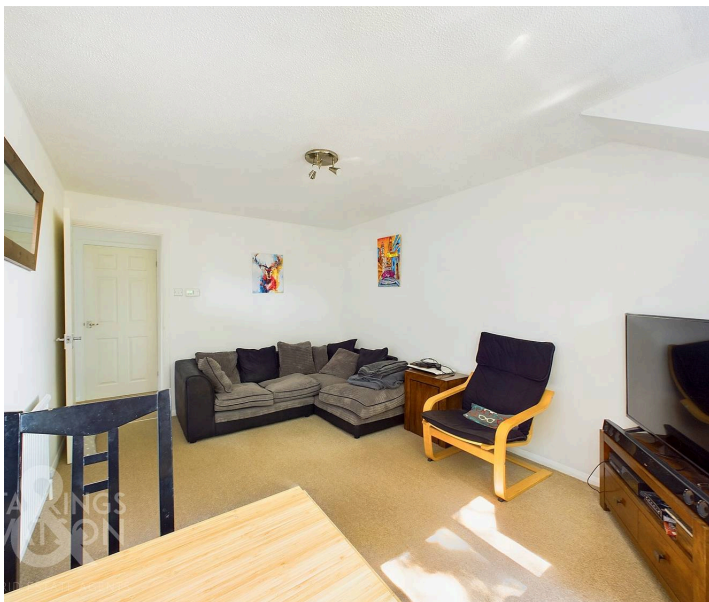
Brundall, Norwich

With 138 YEARS remaining on the lease, this FIRST FLOOR FLAT enjoys an excellent POSITION close to LOCAL AMENITIES and the TRAIN STATION. Communal green space can be found on the development, with RESIDENTS CAR PARKING. The property offers double glazing and a replacement GAS FIRED CENTRAL HEATING BOILER during our vendors time at the property. The porch and hall lead to the 14' SITTING ROOM, fitted KITCHEN, 14' BEDROOM and family bathroom with SHOWER.

Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: C



- Long Leasehold Flat
- Residents Parking
- Family Bathroom
- Sitting Room with Leafy Outlook
- Fitted Kitchen
- One Double Bedroom
- Walking Distance to Train Station

The property is situated at the centre of the Broadland Village of Brundall. Located East of the City, excellent transport links via Road and Rail can be enjoyed. The Village itself has an abundance of amenities including the Train station, Village Shops, Post Office, Primary School, Doctors' Surgery, Dentist Surgery, Library and Public Houses. The property is close to the A47, and within a short walk of the local Co-op food store.

#### SETTING THE SCENE

Tucked away on this popular development, stairs rise to the side of the property, with access to the main entrance.



## THE GRAND TOUR

Heading inside, a uPVC double glazed entrance door opens up to a porch, with a further hallway beyond. Within the hallway you will find the loft access hatch and built-in storage cupboard, with doors leading off to all of the accommodation. Starting in the sitting room, this carpeted room offers a light and bright aspect through the uPVC double glazed window to front, with the kitchen sitting to the rear. Offering an L-shaped arrangement of wall and base level units, room is provided for a gas cooker and general white goods. The kitchen offers a green and leafy outlook with tiled splash backs, wall mounted gas fire central heating boiler and vinyl flooring underfoot for ease of maintenance. The double bedroom also offers a green and leafy outlook with fitted carpet, whilst the family bathroom sits opposite with a shower over the bath, tiled splash backs, and useful built-in storage cupboard.

## FIND US

Postcode : NR13 5AE

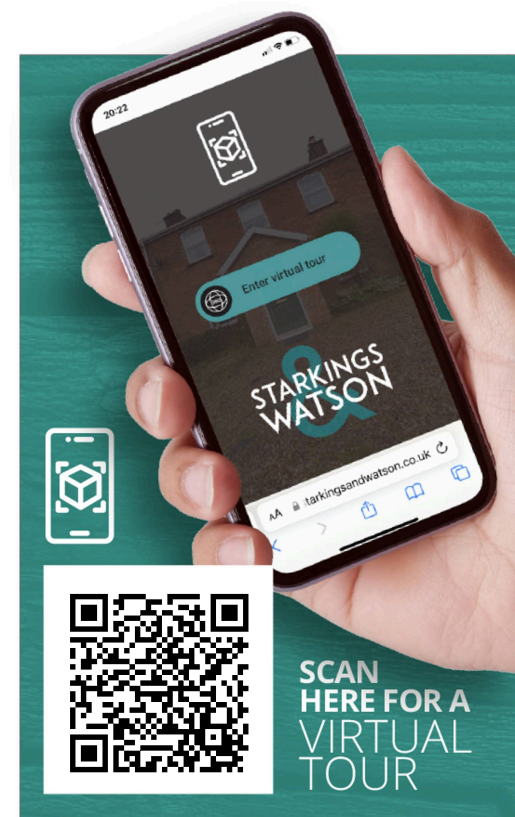
What3Words : ///thinker.slab.emporium

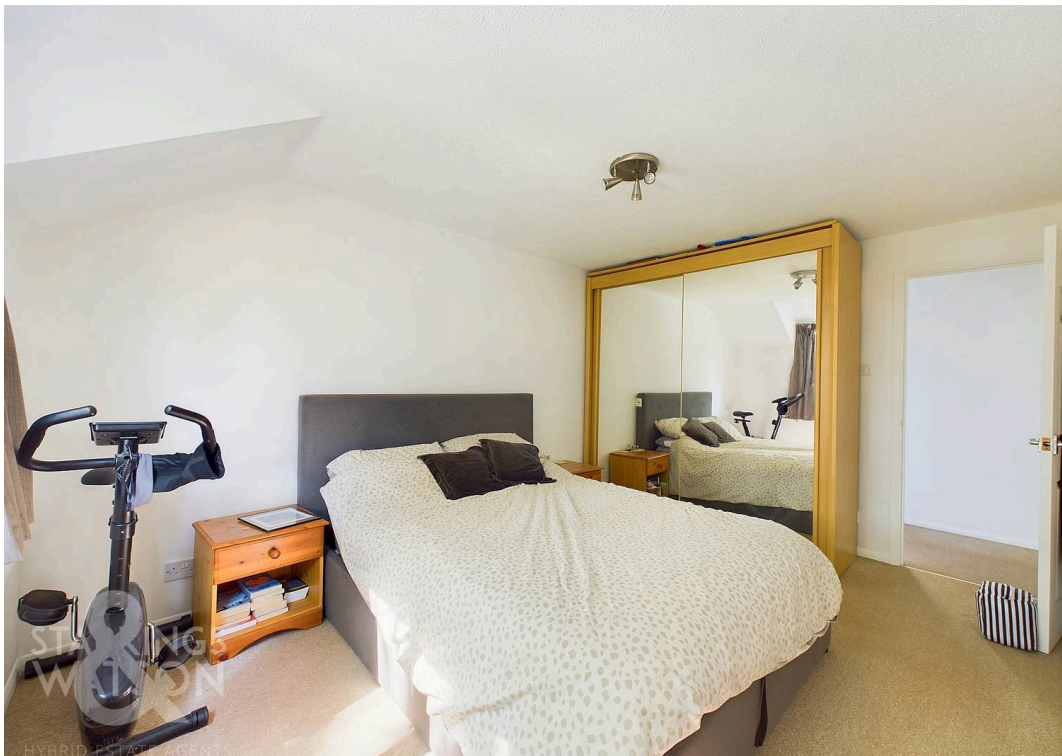
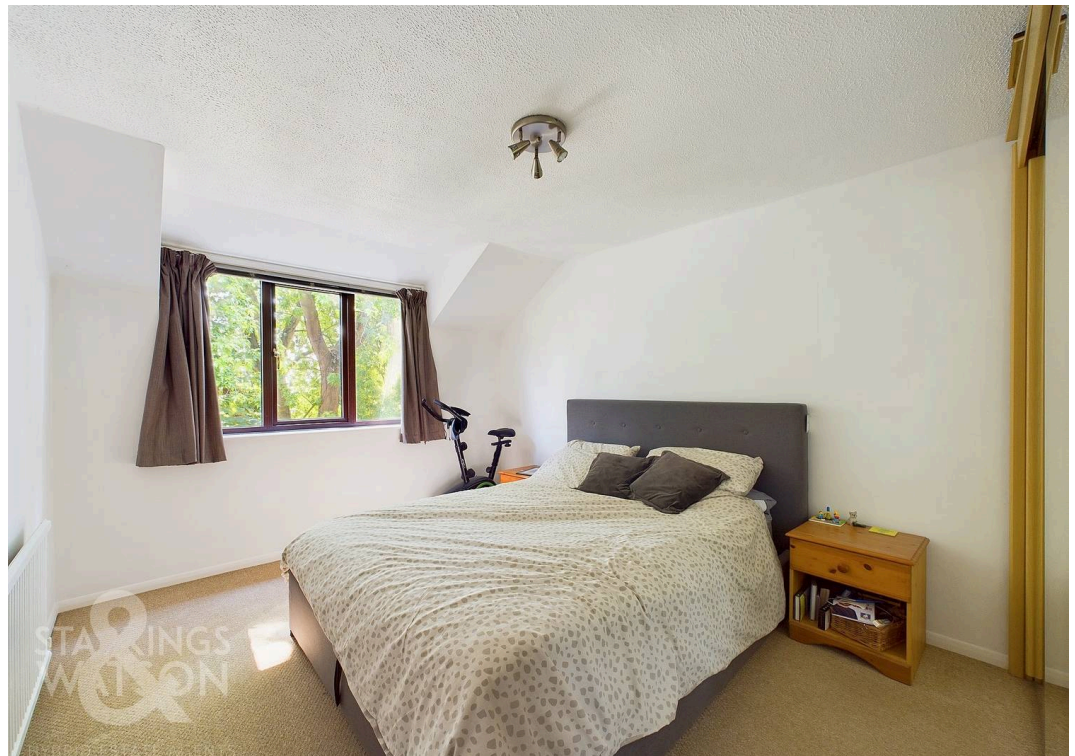
## VIRTUAL TOUR

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

## AGENTS NOTE

The property is offered on a leasehold basis with 140 years remaining. The ground rent and service charged combined is charged in the region of £1100 PA.



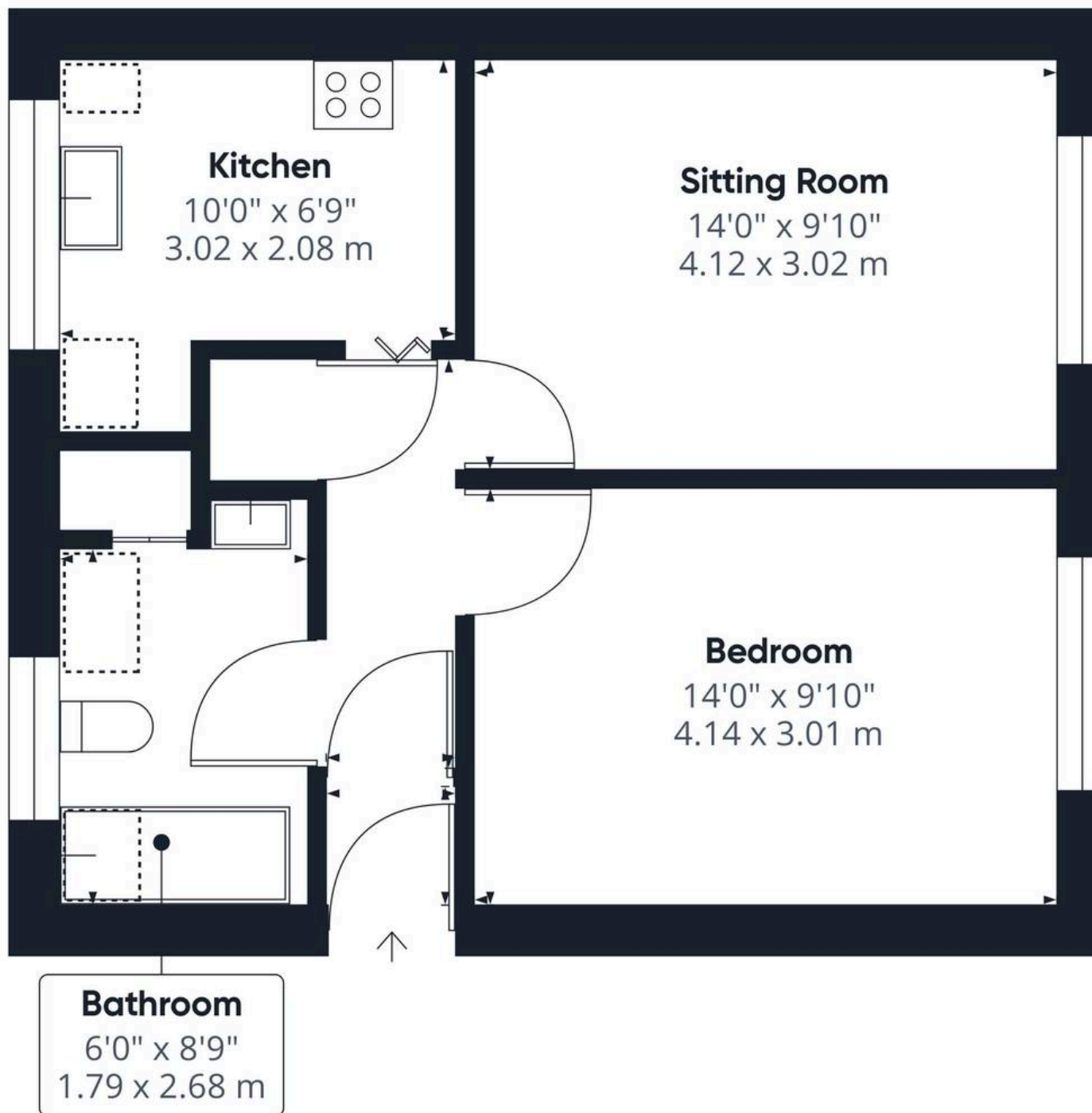




## THE GREAT OUTDOORS

Green space can be found on the development with residents car parking.





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

458 ft<sup>2</sup>

42.55 m<sup>2</sup>

**Reduced headroom**

15.18 ft<sup>2</sup>

1.41 m<sup>2</sup>

(1) Excluding balconies and terraces

⌈ ⌋ Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

**GIRAFFE 360**



## 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.