



Bromedale Avenue, Mulbarton - NR14 8GG

**STARKINGS
& WATSON**

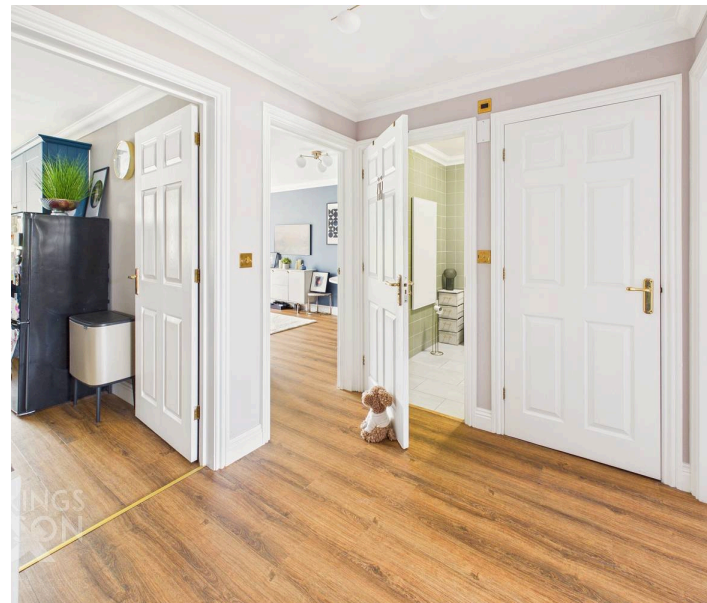
HYBRID ESTATE AGENTS



Bromedale Avenue

Mulbarton, Norwich

UPDATED and MODERNISED, this **STYLISH GROUND FLOOR APARTMENT** offers a vibrant and inviting living environment with a **BOLD DECOR** and thoughtfully designed interiors, perfectly positioned to **OVERLOOK** attractive **GREEN SPACE**. Step inside via the **WELL KEPT COMMUNAL AREAS** and a welcoming hall entrance, where you will find handy **STORAGE** solutions that enhance every-day practicality. The 14' **SITTING/DINING ROOM** is beautifully finished with **WOOD EFFECT FLOORING**, creating a spacious and comfortable area for relaxing or entertaining guests. Flowing seamlessly from here, the impressive 14' **KITCHEN/DINING ROOM** boasts **INTEGRATED COOKING APPLIANCES**, and ample space for casual dining. The apartment is equipped with **WI-FI CONTROLLED** and **MOTION SENSOR ELECTRIC HEATING**, ensuring comfort and energy efficiency throughout the seasons. **TWO** well-proportioned **DOUBLE BEDROOMS** offer peaceful retreats, while the **RE-FITTED FAMILY BATHROOM** features a luxurious **RAINFALL SHOWER** and fully tiled walls.



This exceptional property is ideally located CLOSE TO LOCAL AMENITIES and TRANSPORT LINKS, making it a convenient choice for modern living.

Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: C

- Ground Floor Apartment Overlooking Green Space
- Striking & Bold Decor Creating an Inviting Environment
- Close to Local Amenities & Transport Links
- Well Kept Communal Areas, Welcoming Hall Entrance & Storage
- 14' Sitting/Dining Room with Wood Effect Flooring
- 14' Kitchen/Dining Room with Integrated Cooking Appliances
- Wi-fi Controlled & Motion Sensor Electric Heating
- Two Double Bedrooms & Re-fitted Family Bathroom with Rainfall Shower



The popular village of Mulbarton is located to the south of Norwich, with regular buses running to and from. Excellent road links lead to Norwich, along with the A140 out of the county. The village offers a range of local amenities including supermarket, public houses and excellent schooling, with the schools feeding to Hethersett Academy with school buses provided.

SETTING THE SCENE

Overlooking open green space, the property enjoys a well maintained exterior space with allocated parking located to the rear of the property.

THE GRAND TOUR

Internally the communal entrance hall leads to the private ground floor entrance, with wood effect flooring underfoot. Creating a spacious entrance including a built-in storage cupboard, doors lead off to the bedroom and living accommodation. The kitchen sits to the front of the property with a u-shaped arrangement of wall and base level units, incorporating integrated cooking appliances including an inset electric ceramic hob and built-in electric double oven, with tiled splash-backs and space for general white goods including a fridge freezer, dishwasher and washing machine. Wood effect flooring can be found underfoot, with space provided for a dining table. The sitting room continues with wood effect flooring and a front facing sash window offering a light and bright space, with ample room for soft furnishings and a dining table. The two double bedrooms face to the rear of the property, both finished with fitted carpet and double glazing. The re-fitted family bathroom completes the property with a three piece suite including a panelled bath and thermostatically controlled twin head rainfall shower and glazed shower screen, with tiled walls and flooring.

FIND US

Postcode : NR14 8GG

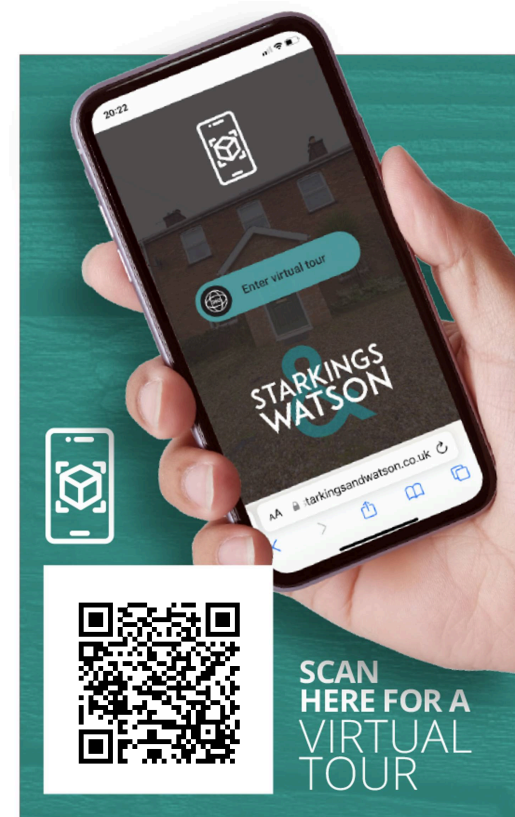
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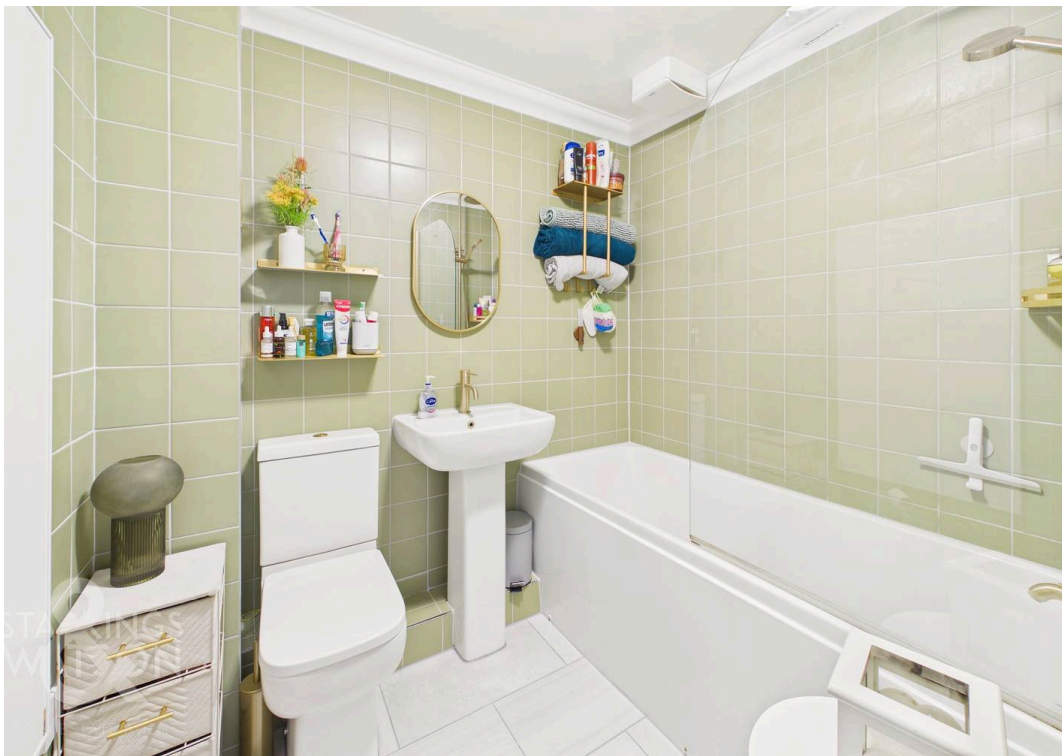
VIRTUAL TOUR

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 approximately 102 years remaining. Ground rent is charged at £115 PA with the service charge in the region of £165 PCM. Permission can be sought to allow pets in the building.



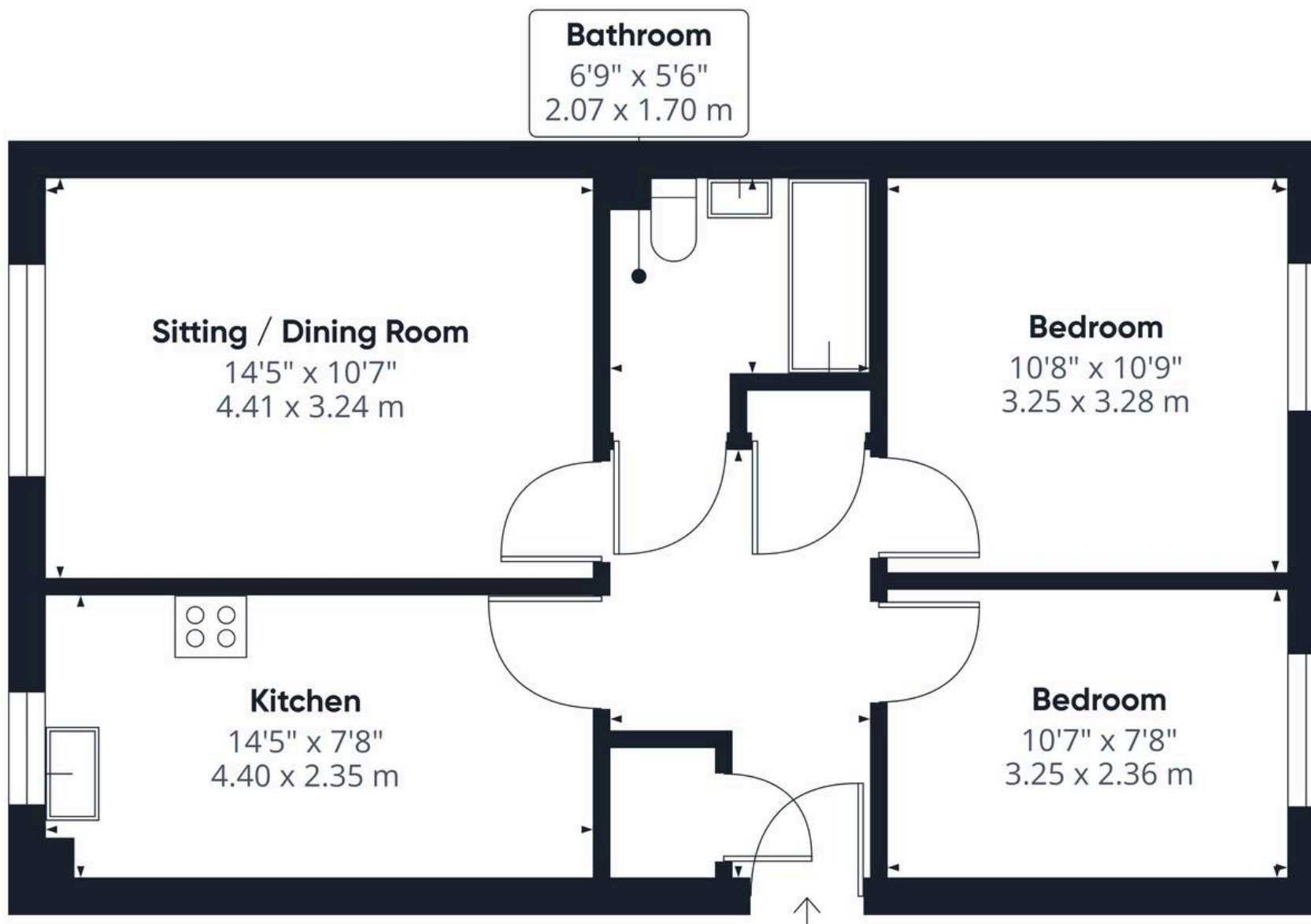




THE GREAT OUTDOORS

Communal wrap-around gardens can be found to the side of the apartment block, providing an open aspect to the rear car park where allocated parking can be found for one vehicle, along with visitor parking adjacent.





Approximate total area⁽¹⁾

587 ft²
54.5 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.

GIRAFFE 360





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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.