



Scott Road, Norwich - NR1 1YR

**STARKINGS  
& WATSON**

HYBRID ESTATE AGENTS





## Scott Road

Norwich

SECOND FLOOR FLAT with a GENEROUS SITTING ROOM and DOUBLE GLAZED WINDOWS in a location that is WALKING DISTANCE to NORWICH CITY CENTRE, TRAIN STATION and RIVERSIDE ENTERTAINMENT AREA. This property is accessed via a COMMUNAL GARDEN and GROUNDS with a hard standing pathway leading to the COMMUNAL ENTRANCE, SECURE DOOR with INTERCOM and the stairs to the first and second floor. Once inside, a hall entrances leads to TWO BEDROOMS of which one has space for FREESTANDING WARDROBES, family bathroom with NEWLY INSTALLED three piece suite, SITTING/DINING ROOM with DUAL ASPECT views over the COMMUNAL GARDENS and access to the BALCONY, and updated FITTED KITCHEN with INTEGRATED APPLIANCES. Externally a communal bike and bin stores can be found, with ALLOCATED PARKING for one vehicle.

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: C





- Second Floor Flat
- Walking Distance to Riverside & Train Station
- Updated Kitchen & Shower Room
- Two Bedrooms
- Balcony & Communal Gardens
- Communal Bin & Bike Store
- Close to Norwich City Centre
- Allocated Parking for One Vehicle

Located in the heart of Norwich City Centre to provide an urban retreat, whilst being far enough away from the hustle and bustle, but within convenient walking distance to the football ground, train station and Riverside complex. A number of pubs, cafes, restaurants, cinema and bars can be found along with a fantastic shopping outlet. Easy access to main road links can be found in particular the A11 and A47.



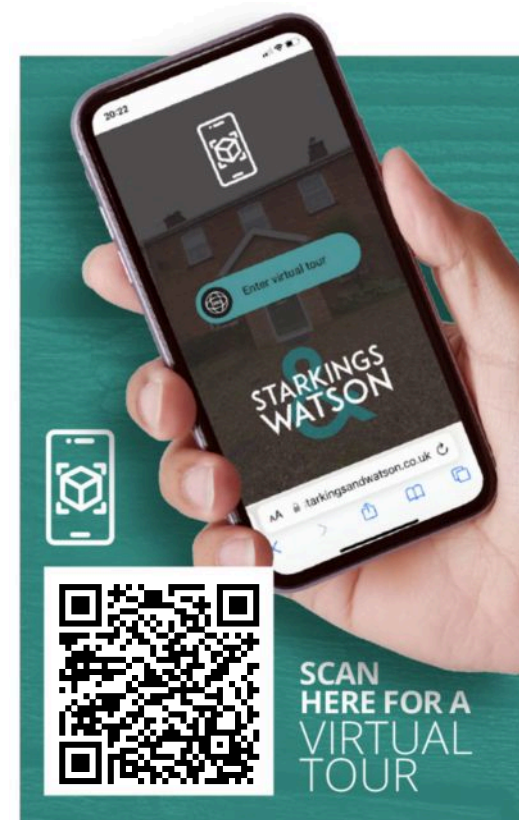
## SETTING THE SCENE

Approached via a hard standing pathway, there is a communal security door leading to the entrance hall and stairs to the first floor, and then on to the second floor where the property is located on the left-hand side.

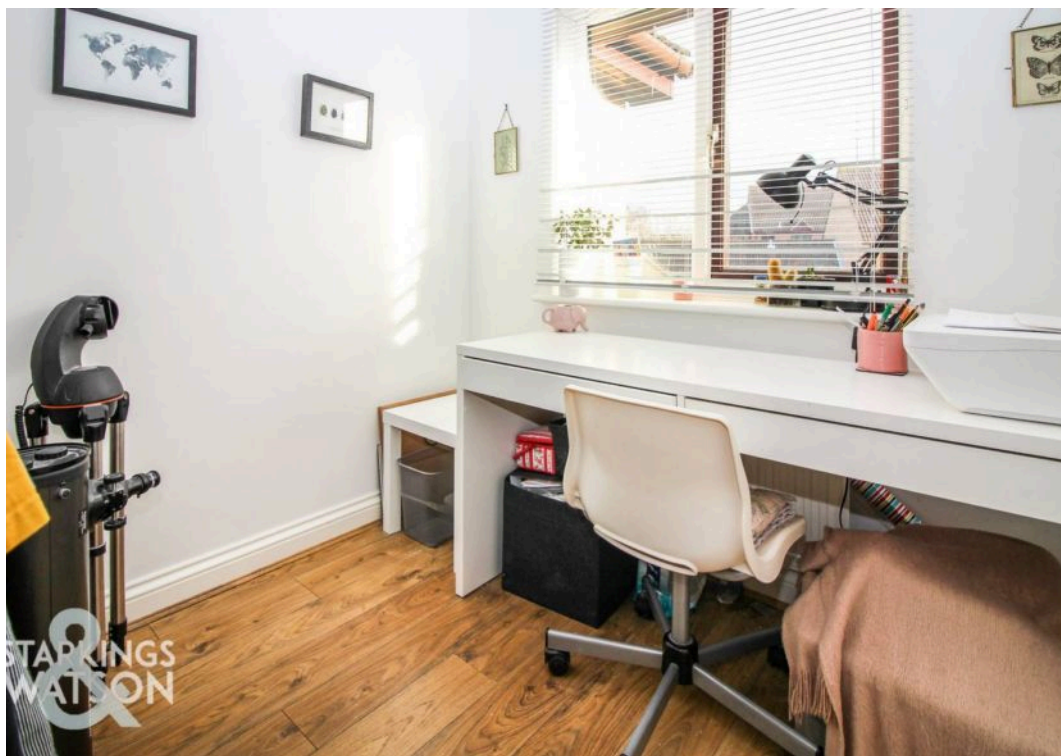
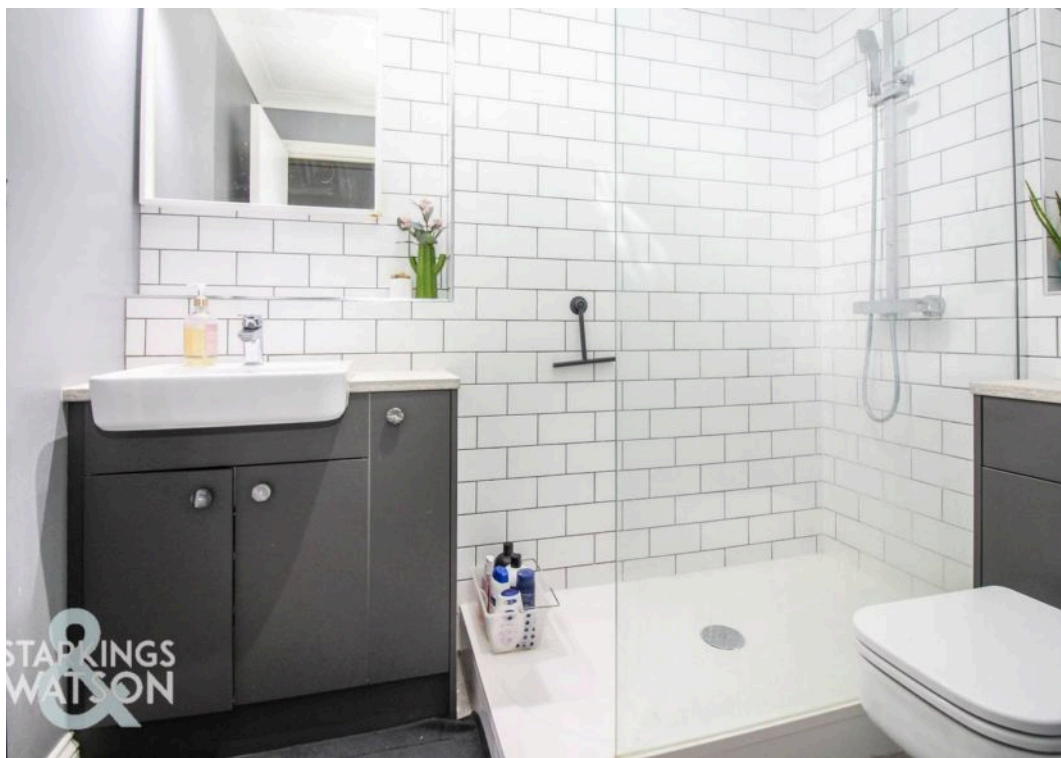
## FIND US

Postcode : NR1 1YR

What3Words : ///ending.rewarding.thanks







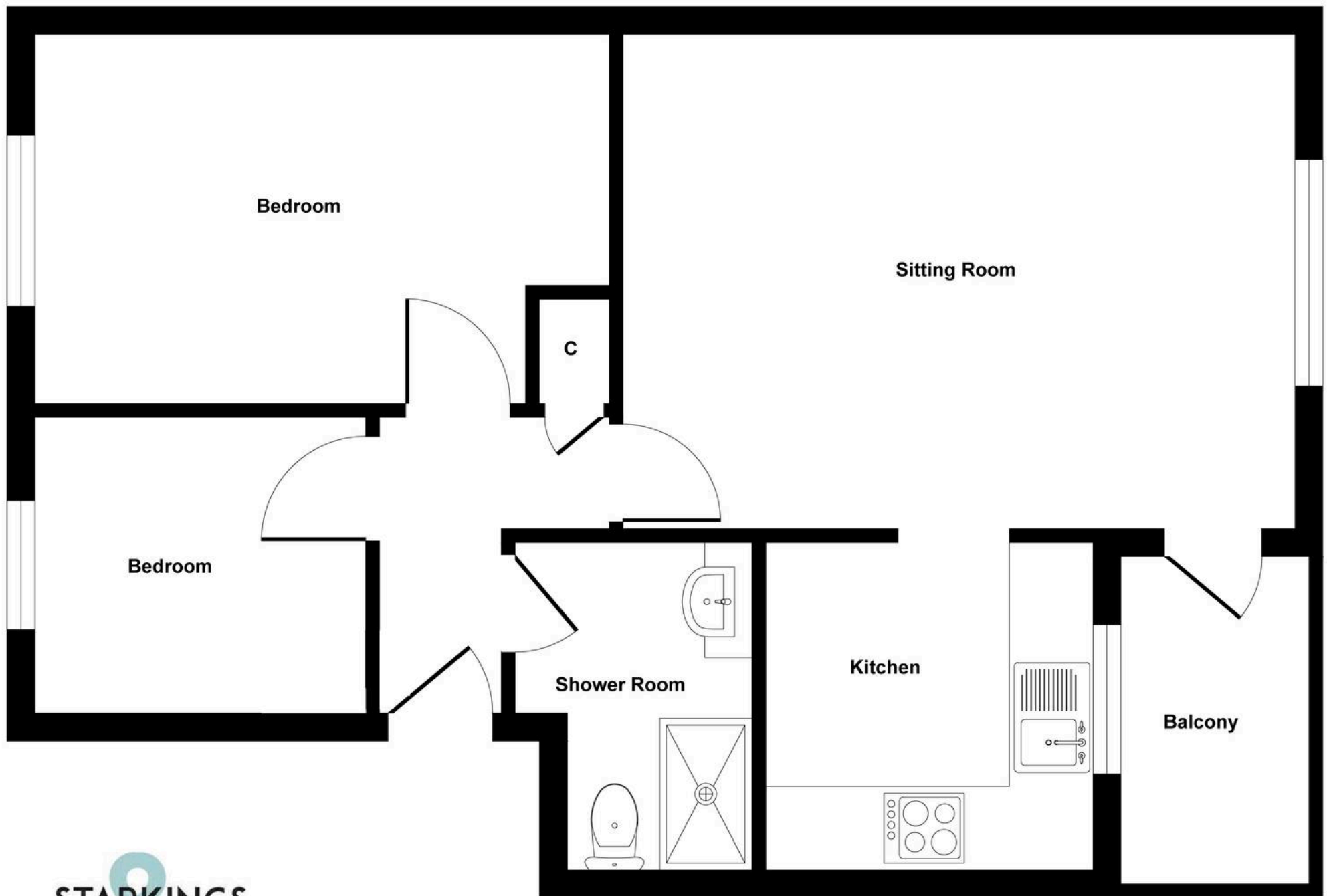




## THE GREAT OUTDOORS

A balcony overlooks the rear of the property with space for a bistro set and potted plants. The property benefits from an allocated parking space, a bike store and communal bins, as well as the communal gardens and grounds.









## Starkings & Watson Hybrid Estate Agents

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