



Falcon Crescent, Costessey - NR8 5GX



Falcon Crescent

Costessey, Norwich

Presented in TURNKEY CONDITION throughout, this MODERN FIRST FLOOR APARTMENT is ready for immediate occupation and offers exceptional comfort and style. Enter via a SECURE GATED TELECOM ENTRY SYSTEM into a welcoming HALLWAY, complete with TWO INTEGRATED STORAGE CUPBOARDS ideal for coats, shoes, and household essentials. The heart of the home is the impressive 21' DUAL ASPECT KITCHEN/SITTING/DINING ROOM, flooded with natural light and featuring a JULIET BALCONY that invites fresh air and leafy views. The FULLY FITTED KITCHEN is equipped with INTEGRATED APPLIANCES, providing a seamless cooking and entertaining experience. TWO BEDROOMS open from the hallway, offering privacy and flexibility. The MAIN BEDROOM benefits from a stylish ENSUITE SHOWER ROOM, while a contemporary THREE PIECE FAMILY BATHROOM including a SHOWER OVER the bath serves the remaining room. Additional highlights include LONG LEASEHOLD LENGTH with 989 years remaining and an ALLOCATED OFF ROAD PARKING SPACE, ensuring convenience and peace of mind for residents. Although there is no private outdoor space, the property is ideally positioned within walking distance to local scenic nature walks and communal green spaces, in addition to LOCAL AMENITIES, SCHOOLS and excellent TRANSPORT LINKS.



Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- Modern First Floor Apartment
- Long Leasehold Length With 989 Years Remaining
- Secure Gated Telecom Entry System
- Hallway Entry With Two Integrated Storage Cupboards
- 21' Dual Aspect Kitchen/ Sitting/ Dining Room With A Juliet Balcony
- Two Bedrooms Opening From The Hallway
- Ensuite Shower Room & Three Piece Family Bathroom
- Allocated Off-Road Parking Space

The development of Queens Hill is located on the fringes of Costessey. Queens Hills Country Park (spanning 90 acres) is rich in wildlife and is in walking distance to this property. At the park you will find routes for dog walkers, 'the lagoon' an area of woodland with a lake meaning nature lovers to be at one with nature. 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, the property is accessed via a secure gated entry with a telecom system, with the allocated parking space located just a stone's throw away. Inside, a communal hallway leads upstairs to the first floor, where the main entrance can be found.

THE GRAND TOUR

Stepping inside, the spacious entrance hall features hard flooring underfoot for ease of maintenance and benefits from two well-sized integrated storage cupboards perfect for keeping coats and shoes tucked away, while doors lead to all accommodation. At the end of the hall, you are welcomed directly into the heart of the home, the 21' open-plan kitchen, sitting, and dining room. The space enjoys a bright dual aspect from uPVC double-glazed windows and French doors opening to a Juliet balcony, ensuring the room is flooded with natural light. The kitchen itself includes a range of wall and base storage units alongside integrated appliances including a double oven, a four-burner gas hob, an extractor, a fridge/freezer, a dishwasher, and a washer/dryer, with wrap-around worktops providing plentiful room for food preparation while creating a sociable atmosphere. The remainder of the room easily accommodates a formal dining table and a variety of soft furnishing layouts. Also accessed from the hallway are two well proportioned bedrooms. The second bedroom offers carpeted flooring and boasts further French doors opening to a second Juliet balcony, ensuring the space is bathed in natural light. Occupying a corner position, the main bedroom enjoys a generous dual aspect with carpeted flooring and space for a large double bed, while further benefiting from built-in wardrobe space and a private three piece ensuite shower room complete with a glass-enclosed cubicle, tiled surrounds, and tiled flooring. Completing the accommodation, the three-piece family bathroom offers a shower over the bath with a glass splashback, predominantly tiled surrounds, and tiled flooring underfoot.

FIND US

Postcode : NR8 5GX

What3Words : ///steaming.lightbulb.potato

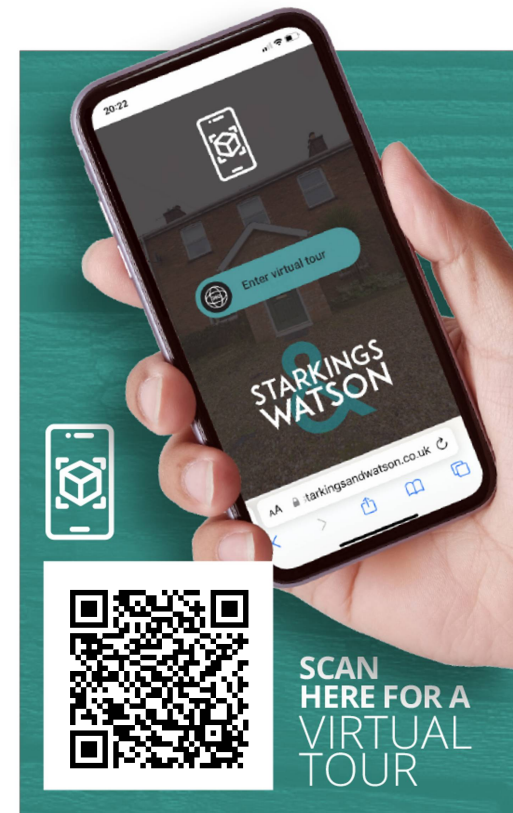
VIRTUAL TOUR

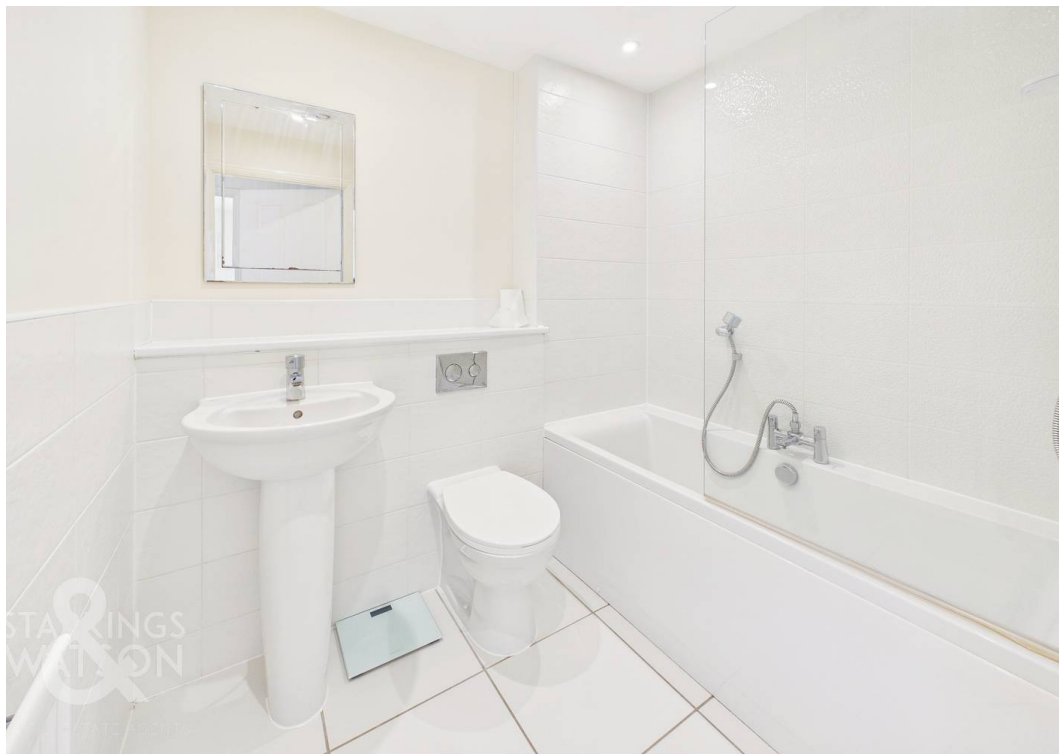
View our virtual tour for a full 360 degree of the interior of the property.

AGENTS NOTES

The property is offered on a leasehold basis with 989 years remaining lease.

There is a service charge of approximately £1939.29 and a ground rent of £150 payable annually.

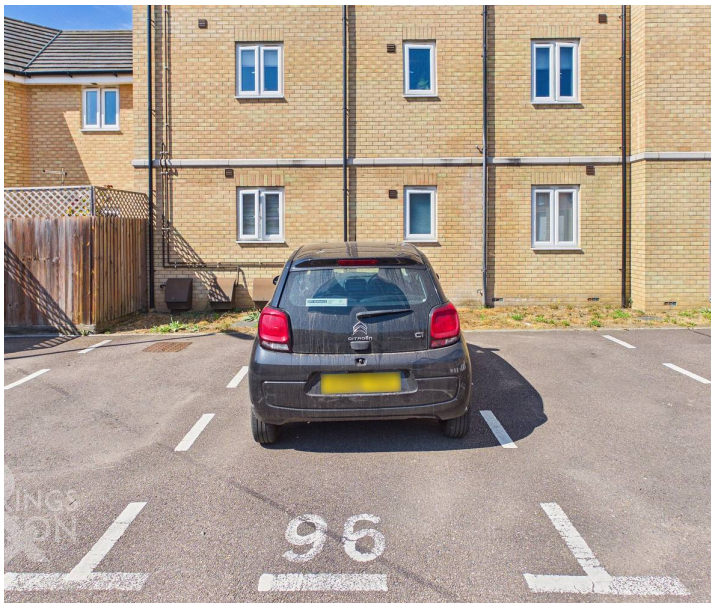


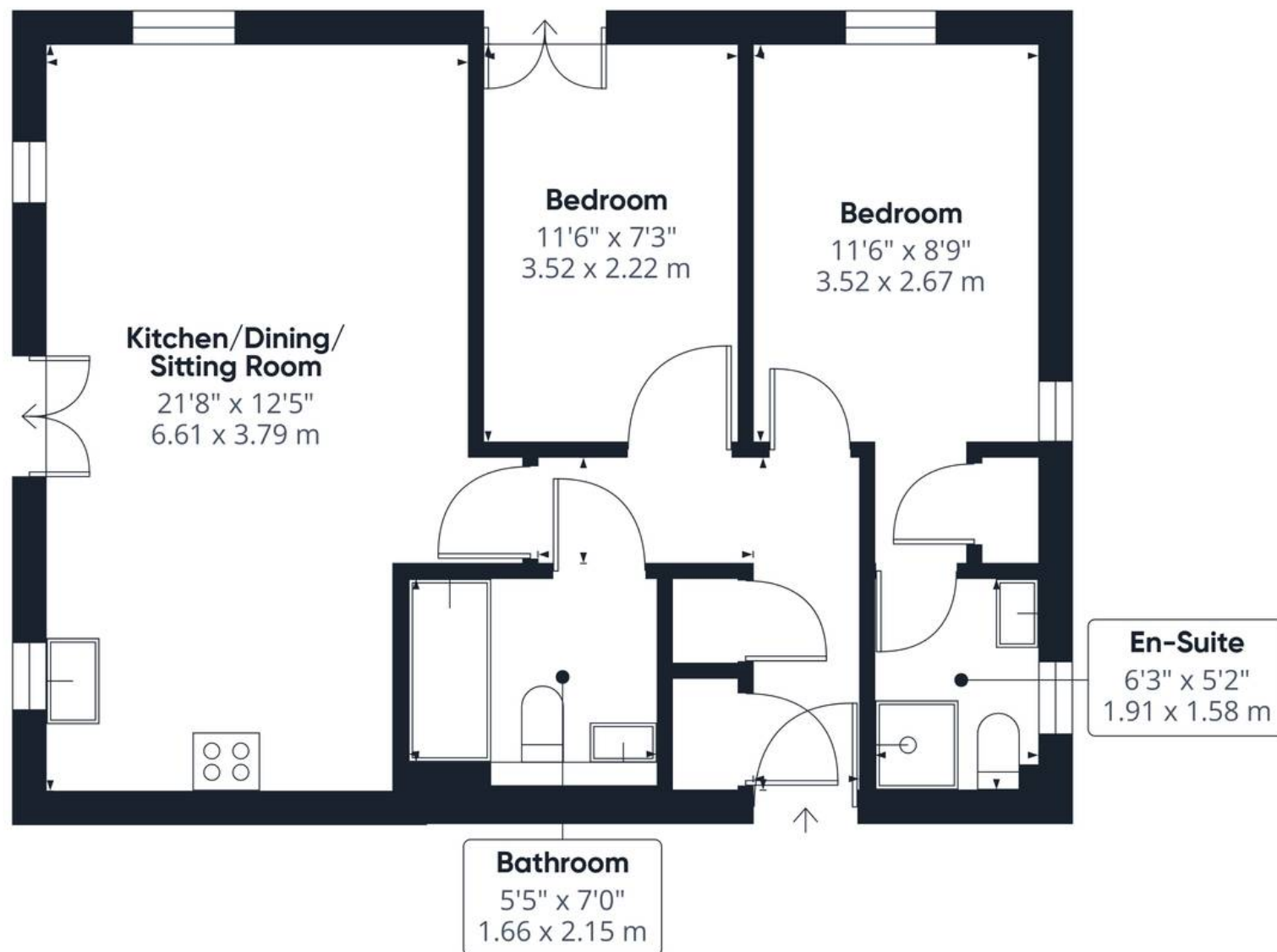




THE GREAT OUTDOORS

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⁾

601 ft²

55.9 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





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