

LEASEHOLD



Apartment

BODMIN COURT PLUMSTEAD ROAD EAST NORWICH NR7 9NJ

Offers In Excess Of

£160,000

FEATURES

- Ground Floor
- Two Bedrooms
- Spacious
- Kitchen
- Parking available for residents
- Apartment
- Security Entry System
- Well Presented
- Bathroom
- No Chain



2 Bedroom Apartment located in Thorpe St Andrew

Welcome to Plumstead Road East in Thorpe St Andrew, Norwich, this generously sized ground floor apartment presents an excellent opportunity for both first-time buyers and investors alike. Boasting two spacious double bedrooms, this property offers ample living space, complemented by a modern kitchen and a comfortable sitting/dining room, perfect for entertaining or relaxing after a long day.

The family bathroom is well-appointed, ensuring convenience for all residents. Outside, the well-maintained communal gardens provide a delightful mix of lawned areas, trees, and shrubs, creating a serene environment for leisurely strolls or outdoor activities. Additionally, there is a designated drying area to the side, enhancing the practicality of the space.

Parking is available for residents making it easy for you and your guests. The property is chain-free, simplifying the purchasing process and making it an attractive option for those looking to move quickly.

Conveniently located, this apartment is just a short distance from the city centre, with excellent transport links nearby, including bus routes and easy access to the A47. Local amenities, such as Aldi, are also within close reach, ensuring that daily necessities are never far away.

This property is a must-see for anyone seeking a comfortable and accessible home in Norwich. Do not hesitate to call now to arrange a viewing and discover the potential this apartment has to offer.

Communal Entrance Hall

Security entry door to the hall with stairs to the upper floor and door to this ground floor apartment.

Private Entrance Hall

Door to the front leading to the hall with built in cupboard with space and plumbing for washing machine, doors to the sitting/dining room, both bedrooms and the bathroom.

Sitting/Dining Room

15'0 x 10'0

Sealed unit double glazed window to the rear overlooking the communal gardens. opening to the kitchen and radiator.

Kitchen

9'9 x 6'10

Range of base and wall mounted units, integrated hob and oven with space for further appliances, splash backs and spotlights.

Principal Bedroom

14'0 x 10'10

Sealed unit double glazed windows to the rear and radiator.

Bedroom Two

11'0 x 8'0

Sealed unit double glazed window to the rear and radiator.

Bathroom

Panel bath with screen and shower over, splash backs, wc and wash hand basin.

Outside

To the front of the property there are parking spaces but not allocated, communal grounds consist of lawned areas with inset trees and shrubs.

Agents Note

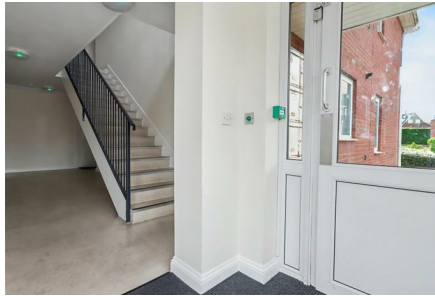
The property is Leasehold with a long lease of 102 years remaining and a service charge of £1769.13 per year.



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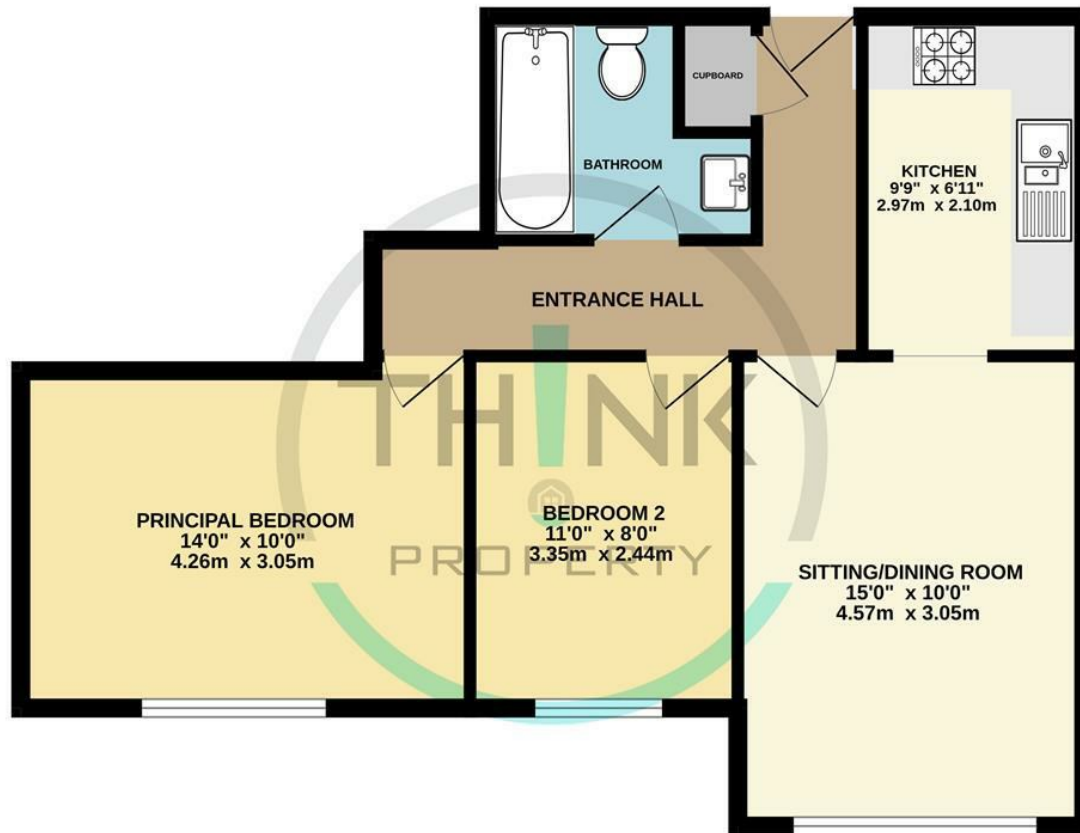


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GROUND FLOOR



Call us on

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Council Tax Band

B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are 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.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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