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WE BRING PEOPLE AND PROPERTY TOGETHER ACROSS NORFOLK



14 Bridge Broad Close, Wroxham, Norfolk, NR12 8SX

Whether you are looking for an active retirement, a peaceful waterside lifestyle or simply the opportunity to downsize, this well-presented ground floor apartment for the over-55s, offered with no onward chain, provides an excellent opportunity to relocate to the picturesque riverside village of Wroxham.

Ideally situated close to the heart of the village, the property enjoys easy access to a good range of amenities including a post office, supermarket and riverside cafés and restaurants, together with excellent bus and rail connections. The surrounding area provides easy access to the Norfolk Broads, stunning North Norfolk coastline and the historic city of Norwich.

The development is set adjacent to the waterside marina and is approached via beautifully maintained communal gardens, with paved pathways, terraces and pleasant areas for residents to relax and socialise with family and friends. The property also benefits from a 24-hour emergency call system and part-time on-site manager, providing additional peace of mind.

Well presented throughout, the apartment opens into a welcoming entrance hall with doors leading to a two-bedrooms, the main with built-in storage, a generous lounge dining room, fitted kitchen and bathroom with a convenient walk-in shower. Residents also have the use of a communal lounge and kitchen, providing additional space for socialising and community activities.



Ground Floor



Appartment



Older



1 Bathroom



1 Reception



2 Bedrooms



Tax Band D

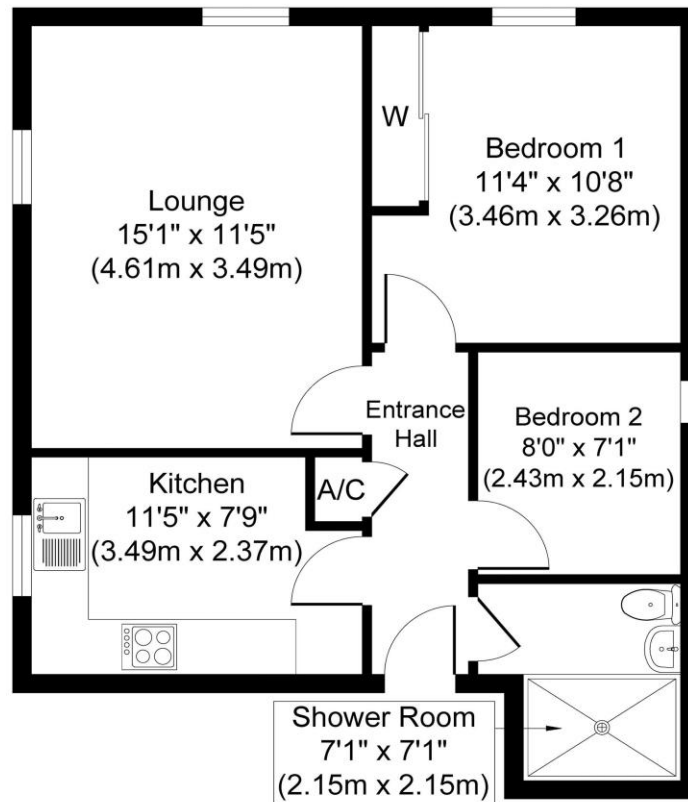


Off-Road
Parking



No
Garage





Approximate Floor Area
543 sq. ft
(50.42 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		

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