



Bahram Road, Costessey - NR8 5EY

**STARKINGS
& WATSON**

HYBRID ESTATE AGENTS

Bahram Road

Costessey, Norwich

Well positioned within close proximity to LOCAL AMENITIES and a stones throw from PUBLIC TRANSPORT links, this FIRST FLOOR APARTMENT is presented in IMMACULATE CONDITION throughout, boasting a LONG LEASEHOLD with some 979 YEARS REMAINING and ALLOCATED PARKING outside. Situated within one of the developments smallest blocks. Entering from the well kept communal entry, steps lead up to the first floor PRIVATE ENTRANCE. Heading inside, the HALLWAY ENTRANCE opens to all accommodation and offers EXTENSIVE STORAGE space. The heart of the home is 21' OPEN PLAN KITCHEN, SITTING and DINING ROOM, a true social hub. The room enjoys a generous DUAL ASPECT with FRENCH DOORS from the sitting room opening to a JULIET BALCONY. The kitchen boasts INTEGRATED APPLIANCES, whilst plenty of room is available for formal DINING. Also from the hallway, doors open to TWO DOUBLE BEDROOMS, both rooms also enjoy Juliet balconies ensuring plenty of natural light. The MAIN BEDROOM additionally includes INTEGRAL WARDROBES and a private ENSUITE SHOWER ROOM.



The three piece FAMILY BATHROOM completes the accommodation, including a shower over the bath.

Council Tax band: B

Tenure: Leasehold

- First Floor Apartment
- 21' Open Plan Kitchen/ Dining/ Sitting Room
- Two Double Bedrooms
- Main Bedroom With Private Ensuite Shower Room
- Three Piece Family Bathroom
- Hallway Entrance With Plentiful Storage
- Long Leasehold With 979 Years Remaining
- Allocated Parking

Nearby you will find a variety of local amenities including shops, hardware store, post office etc. Local schooling is located close by up to Secondary level, whilst a wealth of public transport leads to Norwich and the nearby Retail Parks. To the rear of the property, access leads to the local play area and Marriott' Way for walks and cycling. A variety of bus routes lead to Norwich City Centre, with Longwater Retail Park located only a short drive with a park and ride bus service into Norwich.



SETTING THE SCENE

Entering the property from the communal parking area, secure gated entry opens to a well kept entrance hall. A single flight of stairs leads to the first floor, where the private entrance can be found.

THE GRAND TOUR

Stepping inside, the spacious hallway entrance provides the perfect meet and greet space, including the secure gated entry phone system by the entrance. Two integrated cupboards offer plentiful storage for coats and shoes, while doors lead to all the accommodation. At the end of the hallway, you are welcomed into the heart of the home, the 21' open plan kitchen, sitting, and dining room. The sitting and dining area offers carpeted flooring running underfoot and a generous dual aspect with windows to the front and rear, including French doors that open to a Juliet balcony ensuring the room is flooded with natural light. The kitchen area is well equipped with a range of wall and base storage units and a full suite of integrated appliances, including a washer dryer, fridge, freezer, oven, and a four burner gas hob with an extractor above. Worktop space wraps around to provide ample room for food preparation, finished with tiled splashbacks for ease of maintenance.

Back in the hallway, doors open to two well proportioned double bedrooms. The main bedroom features carpeted flooring, a double integrated wardrobe, and French doors leading to its own Juliet balcony. It also benefits from a private three piece ensuite shower room, including a glass enclosed shower cubicle with tiled surrounds. The second double bedroom enjoys similar dimensions and natural light. Completing the accommodation is the contemporary family bathroom, which offers a three piece suite including a shower over the bath with a glass splashback and further tiled surrounds.

FIND US

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What3Words : ///mouth.dictation.ideal

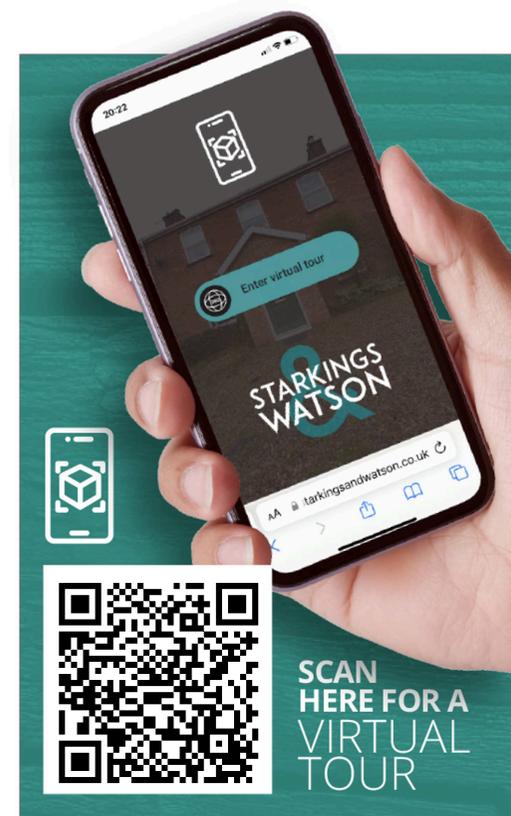
VIRTUAL TOUR

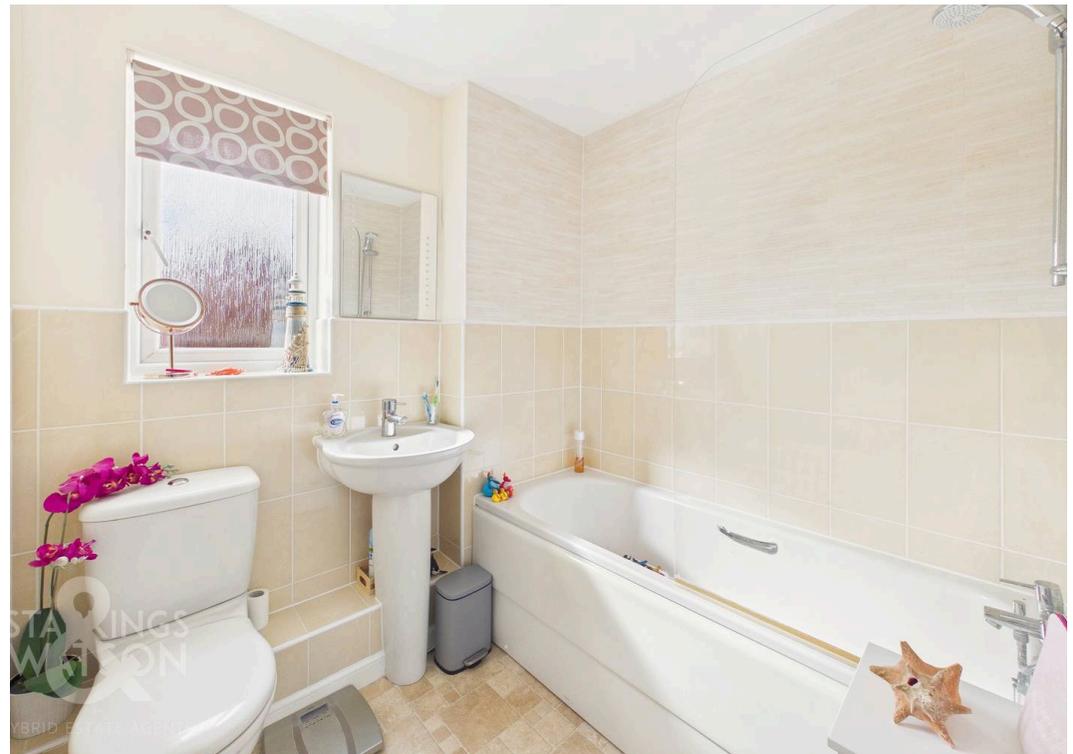
View our virtual tour for a full 360 degree of the interior of the property.

AGENTS NOTES

The property is offered on a leasehold basis with 979 years remaining lease.

There is a combined service charge and ground rent of approximately £800 paid bi-annually.

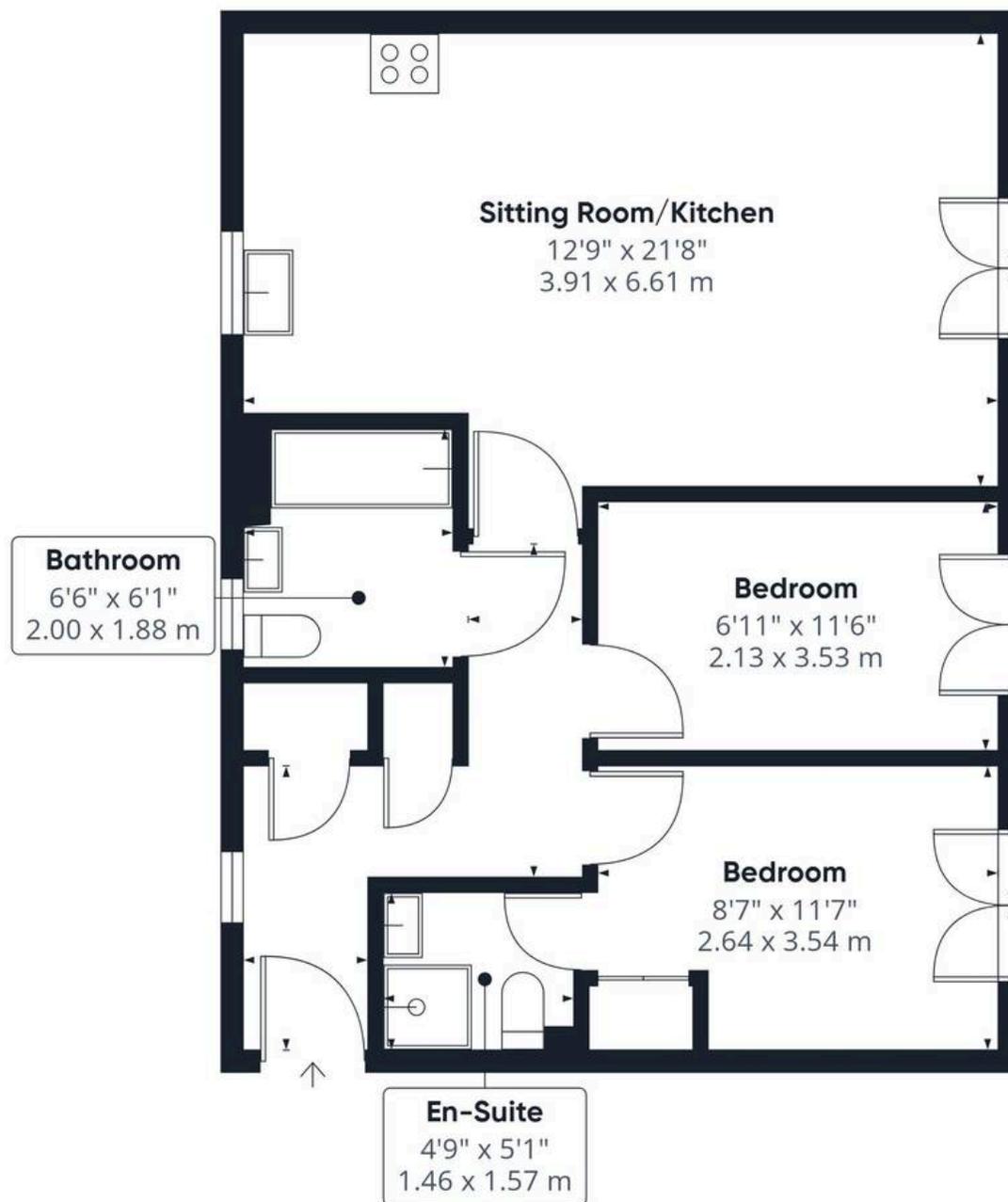




THE GREAT OUTDOORS

The property is within walking distance all amenities including food, leisure and shopping are available as well as public transport links in to the city and beyond.





Approximate total area⁽¹⁾

607 ft²
56.4 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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