



# The Estate Agency Hub



**01379 671281**



[contactus@theestateagencyhub.com](mailto:contactus@theestateagencyhub.com)



[www.theestateagencyhub.com](http://www.theestateagencyhub.com)

## Property Brochure

6 Swan Lane, Sprowston, NR7 8FW



## Key Features

- Spacious Two Bedroom Top Floor Apartment
- Modern Fitted Kitchen With Integrated Appliances
- Master Bedroom With En-Suite Shower Room
- Allocated Parking Space & Additional Visitor Parking
- Sought After Location With Excellent Access To Amenities
- Double Glazing & Gas Central Heating
- Excellent Opportunity For First Time Buyers & Investors
- EPC Rating: B

## Property Description

The Estate Agency Hub are pleased to offer this spacious top floor apartment, located on a sought after development in Sprowston.

Well-presented throughout, the apartment comprises a spacious entrance hall leading to the dual-aspect living/dining room and a modern fitted kitchen, complete with integrated appliances. The accommodation further includes the master bedroom with en-suite shower room, a second bedroom, and a the family bathroom.

Externally, the property offers a secure communal cycle shed, one allocated parking space and additional visitor parking for guests.





## Accommodation:

**Entrance Hall** – Window to rear aspect. Radiator and storage cupboard.

**Living/Dining Room – 14'8" x 10'11" (4.47m x 3.33m)** - Dual aspect with windows to front and side aspects. Two radiators and TV point.

**Kitchen – 8'11" x 6'3" (2.72m x 1.91m)** - Window to rear aspect. Matching wall and base units with work surfaces over, stainless steel sink and drainer with one and a half bowl. Integrated washer/dryer and integrated fridge/freezer. Electric oven, gas hob and cooker hood over. Cupboard housing boiler and spot lights.

**Bedroom One – 13'1" x 8'7" (3.99m x 2.62m)** - Window to front aspect. Fitted wardrobe and radiator.

**En-Suite** – Shower cubicle, WC and wash hand basin. Radiator.

**Bedroom Two – 10'7" x 7'4" (3.23m x 2.24m)** - Window to front aspect and radiator. Ethernet cable.

**Bathroom** – Window to rear aspect. Bath with shower over, WC and wash hand basin. Heated towel rail and spot lights.

### Outside:

The apartment block benefits from a secure communal cycle shed and a secure communal bin store.

### Parking:

The property has one allocated parking space to the front of the block and additional visitor parking is available when required.

### Leasehold Information:

Tenure: Leasehold

Lease Length: 114 Years (125 years from 1 January 2016)

Ground Rent: £392 per annum.

Service Charge: £1900 per annum (approx)

Please contact us for further information on the leasehold information.

### Utilities:

EPC Rating: B

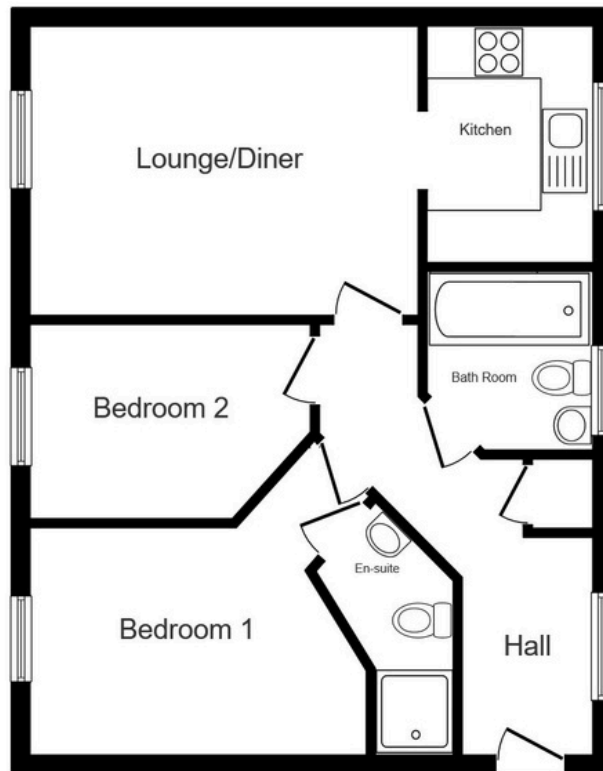
Council Tax Band: B

Local Authority: Broadland District Council

Heating Type: Gas Central Heating

Mains Water & Mains Drainage

# Floorplans



Floor Plan

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)