



Ryefield Road | Mulbarton | NR14 8FD

Price Guide £140,000 - £145,000

twgaze

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Guide Price £140,000 - £145,000. A well-presented two-bedroom first floor apartment with allocated parking and additional communal parking, forming part of a modern development built by Hopkins Homes. The property offers spacious and well-proportioned accommodation throughout, ideal for first-time buyers or investors.

- Guide Price £140,000 - £145,000
- First Floor Apartment
- kitchen
- Popular Mulbarton location
- Two bedroom
- Lounge
- Bathroom
- Off road allocated parking

Location

Mulbarton is a popular south Norfolk village set just six miles or so south of Norwich. The village is well served with a range of local facilities including a Co-op, post office/general store, school, village hall, public houses, doctors/dental surgeries, dispensing chemists and alternative medicine practitioners. The center of Mulbarton has a vast area of ancient common and duck ponds. The village is very well placed for access to the A47, A11 and A140 and is ideal for those working in Norwich but wanting a more rural lifestyle.





The Property

A stylish and well-appointed two-bedroom first-floor apartment, offering an excellent opportunity for first-time buyers or investors. Constructed by the highly regarded Hopkins Homes, the property is set within a sought-after residential development and benefits from a secure communal entrance with an intercom entry system for added peace of mind. The accommodation is thoughtfully arranged and comprises a welcoming entrance hall, two generous double bedrooms, a bright and spacious lounge/dining room ideal for both relaxing and entertaining, and a well-equipped fitted kitchen. The apartment further benefits from electric heating throughout. Combining comfort, security, and convenience in an attractive setting, this impressive apartment presents a superb lifestyle opportunity and a strong investment prospect in a popular and well-established location.

Outside

The apartment enjoys the added benefit of a communal garden, creating an attractive outdoor area for residents to relax and unwind. The property also includes an allocated parking space, ensuring convenient parking and added practicality for everyday living.

Services

Mains electricity, mains water, mains drainage

How to get there

What3words: [///reserves.remit.argued](https://www.what3words.com/reserves.remit.argued)

Viewing

By appointment with TW Gaze

Leasehold

125 years from 2008

Ground Rent £115

Service Charges £1271 per annum

Council Tax: South Norfolk band A

Anti-Money Laundering, Terrorist Financing and Transfer of funds Regulations 2017.

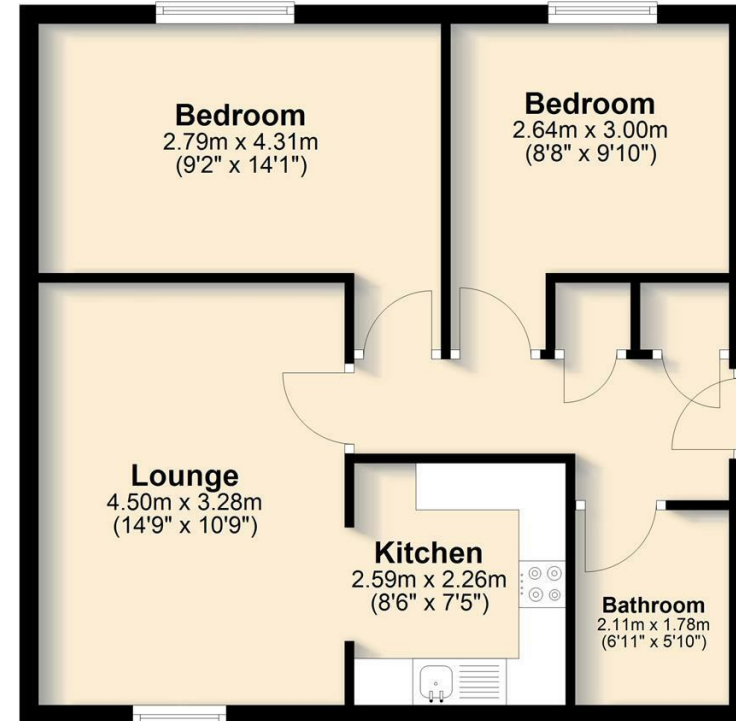
In line with the regulations, TW Gaze are legally required to carry out AML due diligence checks on all proposed legal purchasers involved in the transaction. A charge of £25.00 + VAT (£30.00 Inc VAT) processing fee is applicable for each purchaser once an acceptable offer is agreed.

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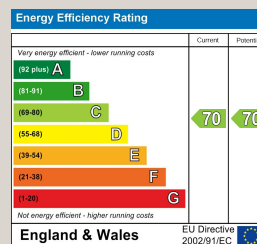


Ground Floor

Approx. 50.4 sq. metres (542.3 sq. feet)
(excluding Bathroom)



Total area: approx. 50.4 sq. metres (542.3 sq. feet)



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