



Stracey Road, Norwich (Near Train Station)

Guide Price £155,000 - £165,000 Leasehold

Energy Efficiency Rating : 71

- ✓ Two Storey Apartment
- ✓ City Views to Front
- ✓ Close to Train Station
- ✓ High Ceilings & Generous Rooms
- ✓ Open Plan Kitchen/Sitting/Dining Room
- ✓ Two Double Bedrooms
- ✓ Bathroom & Shower Room
- ✓ On Road Parking

To arrange an accompanied viewing please call our Centralised Hub on 01603 336116





NO CHAIN! Investment or FIRST TIME BUY located just off THORPE ROAD and within WALKING DISTANCE to the TRAIN STATION, riverside entertainment and the CITY CENTRE for SHOPPING! This SPLIT LEVEL APARTMENT has a ground floor entrance shared with only one other property and with its own INTERNAL STEPS leading to the FIRST FLOOR LANDING and the accommodation. Straight ahead as you reach the top of the stairs a SUBSTANTIAL DOUBLE BEDROOM can be found with HIGH CEILINGS and other PERIOD FEATURES, a GENEROUS KITCHEN/SITTING/DINING ROOM with a window to front OVERLOOKING THE CITY and finally a BATHROOM with THREE PIECE SUITE to this floor. Heading upstairs again, you find a FURTHER DOUBLE BEDROOM with FOUR VELUX WINDOWS of which two also face towards NORWICH CITY and finally a SHOWER ROOM. Stracey Road benefits from both ON ROAD PARKING with passes available from the council.

LOCATION

Located in the heart of Norwich City Centre to provide an urban retreat, whilst being far enough away from the hustle and bustle, but within convenient walking distance to the football ground, train station and Riverside complex. A number of pubs, cafes, restaurants, cinema and bars can be found along with a fantastic shopping outlet. Easy access to main road links can be found in particular the A11 and A47.

DIRECTIONS

You may wish to use your Sat-Nav (NR1 1EZ), but to help....Leave Norwich via Prince of Wales Road. At the traffic lights with Riverside Road continue straight onto Thorpe Road. Take the second right hand turn onto Stracey Road and the property can be found on the left hand side.

AGENTS NOTE

The property has been converted into two flats but is currently under one title. The proposed lease is as follows. The lease term will be 125 years - The starting rent will be £100 per annum, which will rise by £50 every 25 years - There will be service charge and insurance rent payable under the lease. The leaseholder at 6b will be responsible for 75% of the insurance premium and service charge costs. It is anticipated that a sinking fund will be put in place, with a required contribution of £600 per annum for the leaseholder at 6b, and £200 per annum for the ground floor leaseholder - There will be access to a bin / bike store at 6b but no formal gardens.

The property occupies an elevated position from the road with hard standing steps leading to the front door.

COMMUNAL ENTRANCE

Tiled flooring, arched opening leading to the front doors for both the ground floor and first floor apartments.

Entrance door to:

COMMUNAL ENTRANCE HALL

Tiled flooring, smooth coved ceiling, door to:

STAIRS TO FIRST FLOOR

Fitted carpet, cloak and boot storage space, additional three steps leading to:

HALL/LANDING

Fitted carpet, electric fuse box, stairs to second floor landing, smooth coved ceiling, doors to:

DOUBLE BEDROOM

14' 7" x 13' (4.44m x 3.96m) Fitted carpet, radiator, uPVC double glazed window to rear, picture rail, smooth ceiling.

KITCHEN/SITTING/DINING ROOM

14' 11" x 14' 7" (4.55m x 4.44m) Fitted range of wall and base level units with complementary rolled edge work surfaces, and inset stainless steel sink and drainer unit with mixer tap, inset gas hob and built-in electric oven with extractor fan, tiled splash backs, space for washing machine and fridge freezer, vinyl flooring in kitchen area, wall mounted gas fired central heating boiler, opening to fitted carpet in the sitting/dining area, radiator, uPVC double glazed window to front, picture rail, smooth ceiling.

FAMILY BATHROOM

Three piece suite comprising low level W.C, pedestal hand wash basin, panelled bath with mixer shower tap, tiled splash backs, vinyl flooring, radiator, uPVC obscure double glazed window to front, smooth ceiling.

STAIRS TO SECOND FLOOR LANDING

Fitted carpet, smooth ceiling with velux window to rear, doors to:

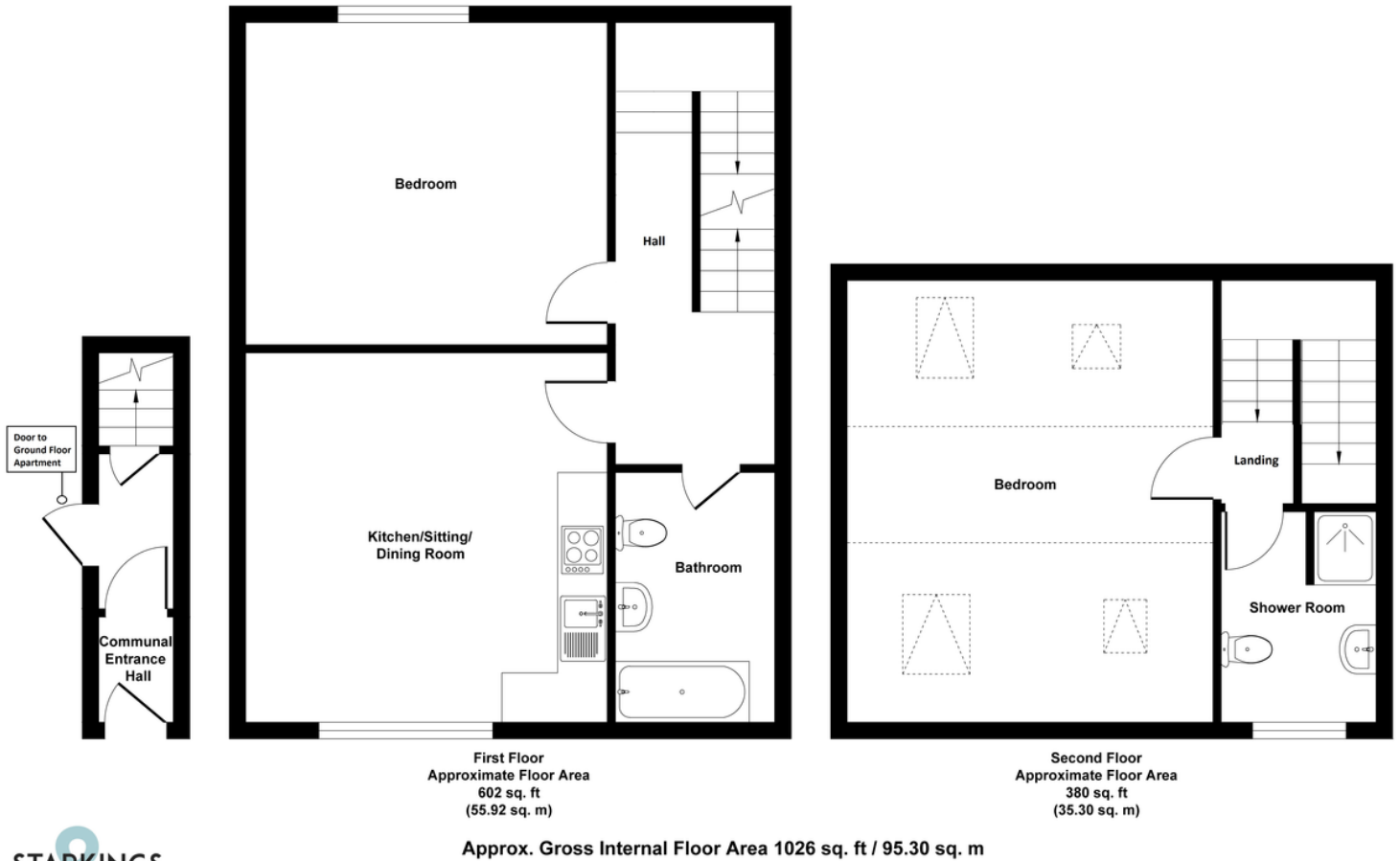
DOUBLE BEDROOM

17' 6" x 14' 9" Max. Some Restricted Height. (5.33m x 4.5m) Fitted carpet, radiator, uPVC double glazed velux windows to front and rear x4, smooth ceiling.

SHOWER ROOM

Three piece suite comprising low level W.C, walk-in shower cubicle with electric shower, tiled splash backs, vinyl flooring, heated towel rail, smooth ceiling with extractor fan and velux window to front.





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

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