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Wharf House . Norwich . NR1 1FX

£160,000

A SPACIOUS ONE BEDROOM
GROUND FLOOR APARTMENT WITH
SECURE ALLOCATED PARKING
SPACE AND OFFERED FOR SALE
WITH NO ONWARD CHAIN.

DESCRIPTION This spacious apartment offers well-presented accommodation with wood effect flooring through the hallway, main living area and the bathroom for easy cleaning. The ceilings, at 8'10" high, enhance the feeling of space and the property has controllable electric heaters and double glazed windows and entrance door. The kitchen area is fitted with a range of smart high gloss fronted wall and base units and fully integrated appliances including a fan assisted oven, 4 ring electric hob with stainless steel splashback and extractor, dishwasher and washer dryer and refrigerator and freezer. There is also a Greenwood Airvac Heat Recovery Ventilation Unit. The entrance to the secure car park is on Mountergate, accessible via a remote control, where there is one allocated parking space. To the front of the property and accessed from the main living room is a patio seating area enclosed by a metal frame glazed surround.

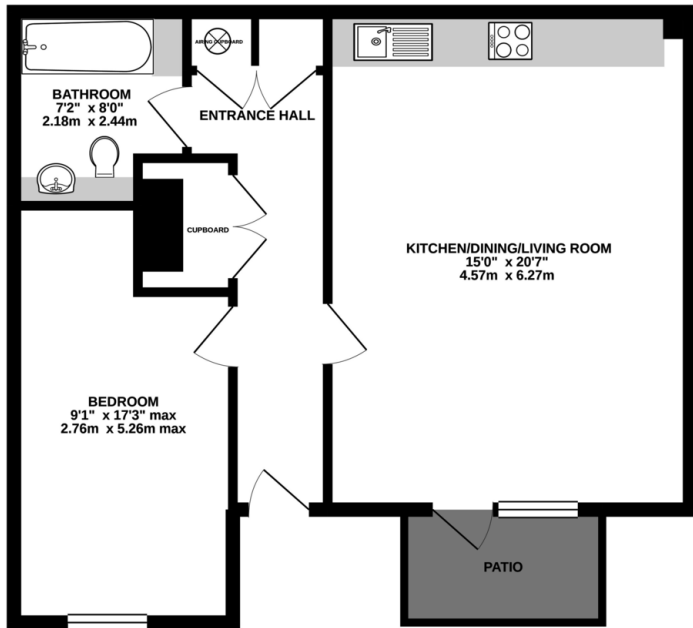
LOCATION Wharf House is part of the St Anne's Quarter development, off historic King Street. Walking from the river, the city centre is close by with excellent shopping facilities with two malls, theatres and cinemas, many cafes, pubs and restaurants and museums including the landmark Norwich Castle. Norwich Rail Station is within easy walking distance.



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GROUND FLOOR
610 sq.ft. (56.7 sq.m.) approx.



TOTAL FLOOR AREA: 610 sq.ft. (56.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of blocks, walls, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with floorplan 6/0/21

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

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. Arnolds Keys refer sellers and buyers to various trusted firms for services associated with the home move process, for which in some cases a referral fee is paid to Arnolds Keys by the service provider. It is your decision whether you choose to deal with those firms. Arnolds Keys from time to time, recommends conveyancing services. Should you decide to use them we could receive a referral fee of up to £125. Arnolds Keys recommend Mortgage Advice Bureau (MAB) to sellers and buyer for mortgage advice. Should you decide to use MAB we would receive a referral fee of £200. Arnolds Keys recommend Hadley and Ottaway (H&O) for removal services. Should you decide to use H&O we would receive a referral fee of 10% of the net final invoice.



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