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Church Lane . Norwich . NR4 6NZ

**£190,000**

# **A BRAND NEW ONE BEDROOM LUXURY FIRST FLOOR APARTMENT IN THE CENTRE OF EATON VILLAGE, WITH EXCELLENT TRANSPORT LINKS**

**DESCRIPTION:** Senna Mews is a small, prestigious development in the heart of Eaton village with five apartments in the building. This stylish apartment is finished to an extremely high standard and has underfloor gas central heating with a combination boiler and double glazed windows. The kitchen has stone worktops and high gloss units, with built-in appliances including AEG fan assisted oven, AEG induction hob with a concealed extractor above and integrated fridge and freezer. The bathroom has a luxurious feel with a Hansgrohe thermostatic mixer shower and additional overhead rain shower fitting. There is also a communal cycle store.

**LOCATION:** Eaton village is located to the south of Norwich with excellent transport links into the city and easy access to The Norfolk & Norwich University Hospital, Norwich Research Park and the University of East Anglia. Amenities in Eaton include a Waitrose store, two public houses, optician's and a pharmacy. There are also food takeaway establishments. Eaton Park is a popular public space where there is a café, and also Eaton Golf Club.

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**AGENT'S NOTE:** We have been advised by the Seller that the property will be sold on a Leasehold basis with 999 years remaining on the lease. A Service Charge of £570 per annum and an Estate Charge of £350 per annum apply.

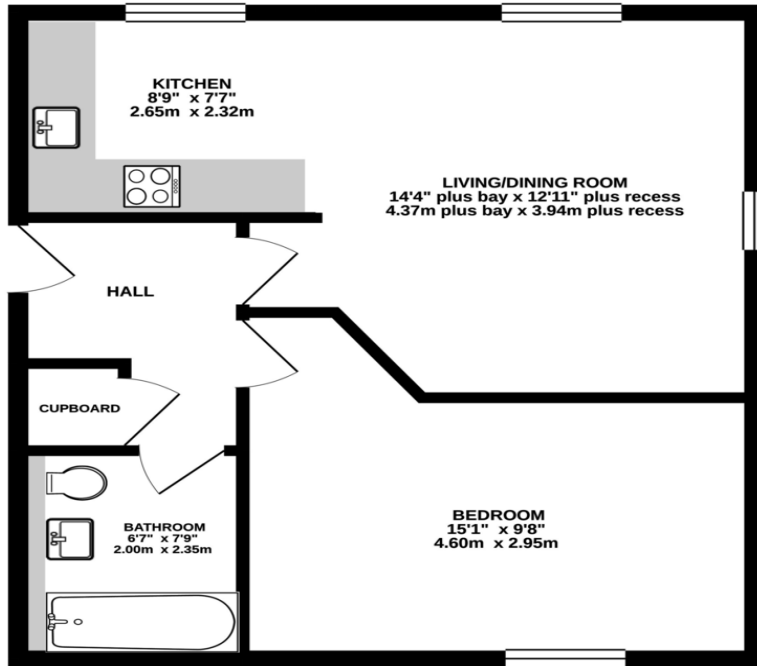
**COUNCIL TAX BAND:** A



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FIRST FLOOR  
517 sq.ft. (48.1 sq.m.) approx.



TOTAL FLOOR AREA: 517 sq.ft. (48.1 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, 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.  
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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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	82   B	82   B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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