



Foxhouse, Mountergate, Norwich

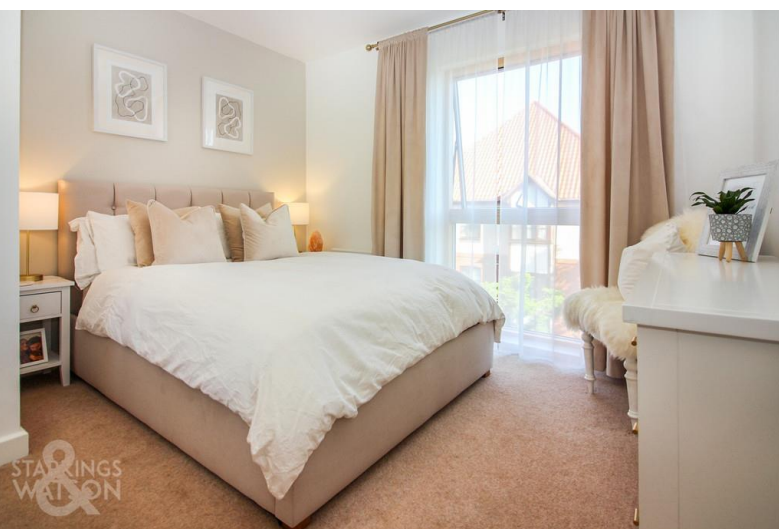
Shared Ownership £90,000 Leasehold

Energy Efficiency Rating : 72

- ✓ 50% Shared Ownership Property
- ✓ Top Floor Apartment
- ✓ Open Plan Living
- ✓ Three Piece Suite Bathroom
- ✓ Patio Doors to Balcony
- ✓ Allocated Covered Parking
- ✓ Norwich City Centre Location
- ✓ Close to Train Station

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





50% SHARED OWNERSHIP PROPERTY - NO CHAIN. A great opportunity to purchase this THIRD FLOOR apartment located in a PRIME LOCATION, within WALKING DISTANCE to NORWICH TRAIN STATION and the RIVERSIDE ENTERTAINMENT COMPLEX. The apartment offers OPEN PLAN LIVING with a SPACIOUS DOUBLE BEDROOM, and a FAMILY BATHROOM comprising a THREE PIECE SUITE. The OPEN PLAN LIVING SPACE benefits from a MODERN FITTED KITCHEN with DINING SPACE, and a SITTING AREA which has an ABUNDANCE OF NATURAL LIGHT through the PATIO DOORS from the BALCONY. The property has GENEROUS BUILT-IN STORAGE and a COVERED PARKING SPACE under to complete.

AGENT NOTE

The property is shared ownership with £90,000 being the 50% value with a monthly rent of £223.33 and service charge of £103.45 - the property has 123 years remaining of a 125 year lease.

This property falls within Section 21 of the 1979 Estate Agents Act as the owner of this property is related to an employee of SWEA Ltd. For the sake of clarity, before entering into negotiations please seek clarification on this point.

LOCATION

Located in the heart of Norwich City Centre within the hustle and bustle, close 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 1FR), but to help...following directions towards the Norwich Train Station leading on to Prince of Wales Road, bearing off to Rose Lane and turning left on to Mountergate where the apartment block can be found at the end of the road on the left hand side.

The property occupies an elevated position from the road, with hard standing steps leading to the front courtyard where the communal entrance can be found on the right hand side.

COMMUNAL ENTRANCE

With a secure entry telecom systems, stairs rise to the top floor.

Entrance door to:

ENTRANCE HALL

Wood effect flooring, built-in storage cupboard x2, wall mounted electric heater, smooth ceiling, doors to:

BEDROOM

10' 10" x 10' 2" (3.3m x 3.1m) Fitted carpet, wall mounted electric heater, uPVC double glazed window to front, space for double wardrobe, smooth ceiling.

FAMILY BATHROOM

7' 3" x 6' 2" (2.21m x 1.88m) Three piece suite comprising low level W.C, hand wash basin set within vanity unit with storage cupboard under and mixer tap over, panelled bath with electric shower and glazed shower screen, tiled splash backs, heated towel rail, wood effect flooring, uPVC obscure double glazed window to rear, smooth ceiling.

KITCHEN/SITTING ROOM

29' x 11' 9" (8.84m x 3.58m) Offering an open plan living and dining space, with the kitchen offering a fitted range of wall and base level units with complementary square edge work surfaces, and inset stainless steel sink and drainer unit with mixer tap, inset electric ceramic hob with stainless steel splash backs and extractor fan, built-in eye level electric oven, wall mounted electric heater x2, uPVC double glazed windows to front and side, uPVC double glazed French doors to balcony, television and telephone points, smooth ceiling with recessed spotlighting.

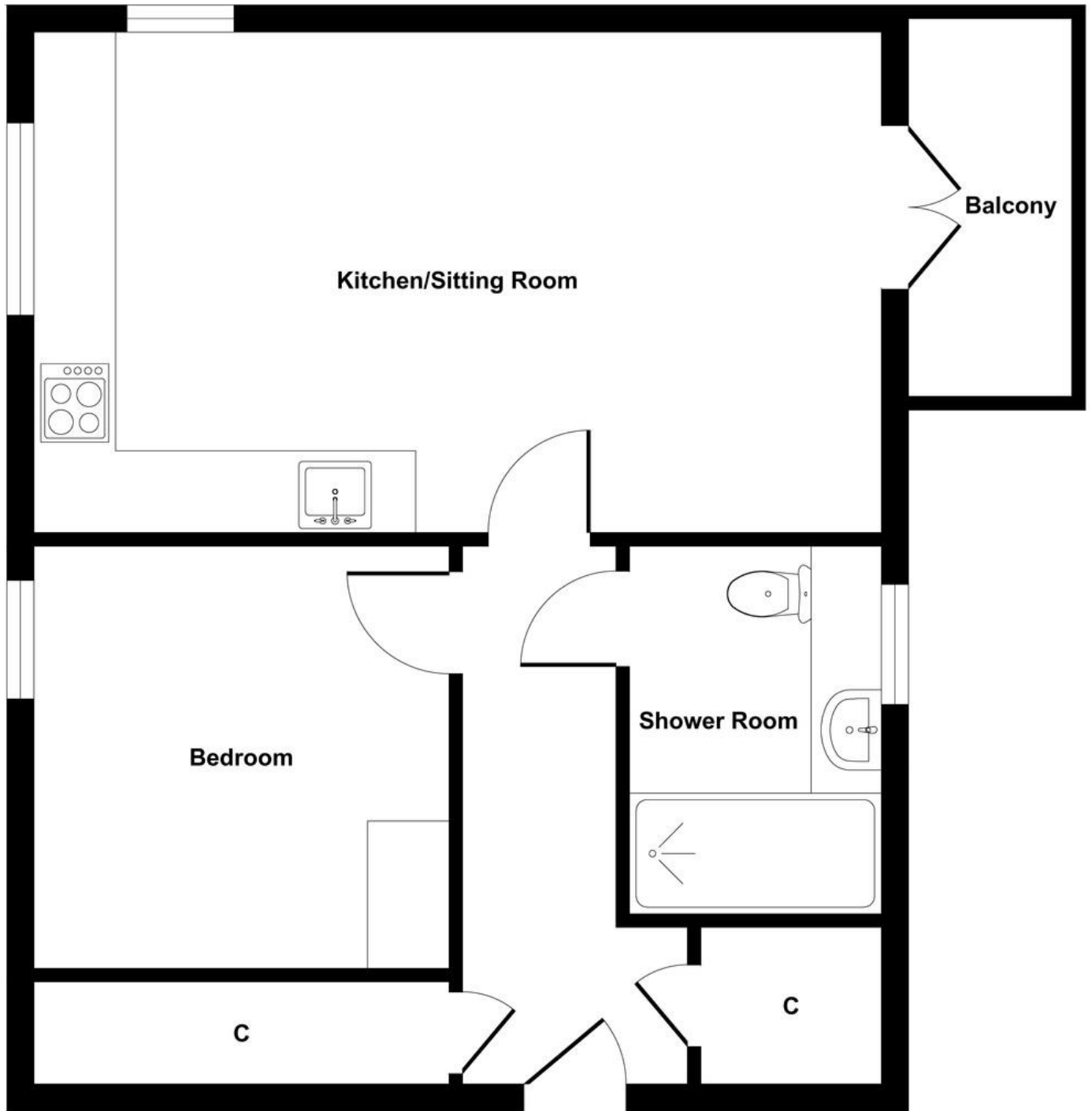
BALCONY

The balcony is enclosed with glass panels and wood flooring.

PARKING

Parking is provided under cover for one vehicle.





Floor Plan
Approximate Floor Area
534 sq. ft
(49.61 sq. m)

Approx. Gross Internal Floor Area 534 sq. ft / 49.61 sq. m

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