



New Half Moon Yard, King Street, Norwich

Guide Price £250,000 Leasehold

Energy Efficiency Rating : TBC

- ✓ No Chain!
- ✓ Ground Floor Apartment
- ✓ Private Enclosed Garden
- ✓ Covered Parking Adjacent
- ✓ 24' Open Plan Living Space
- ✓ Two Double Bedrooms
- ✓ Family Bathroom with Shower
- ✓ City Centre Location

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

**STARKINGS
&
WATSON**



NO CHAIN! This GROUND FLOOR APARTMENT offers a PRIVATE ENCLOSED GARDEN and allocated PARKING. An extremely RARE FIND, this immaculately presented apartment has been under the same ownership since new, and is PERFECTLY SITUATED close to the CITY CENTRE, NORWICH CITY FOOTBALL CLUB and A47. With WELL MAINTAINED communal areas, the property offers a HALL ENTRANCE with walk-in STORAGE, a well fitted FAMILY BATHROOM with a SHOWER, two double bedrooms including BUILT-IN WARDROBES to the main bedroom, and lastly the 24' OPEN PLAN sitting room and FULLY FITTED KITCHEN with INTEGRATED APPLIANCES. Finished with double glazing and electric heating, the property is easy to maintain! Doors lead from the sitting room to the garden, where a FANTASTIC SPACE for sitting and ALFRESCO DINING can be found.

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 2TL), but to help....From the Centre of Norwich, head along Rose Lane, heading up the hill and onto Cattle Market Street. Turn left onto Rouen Road, which continues along and becomes King Street. The Read Mills development can be found on the left. Heading into Norwich from the A47, at the Trowse interchange, turn right onto Martineau Lane. At the

roundabout take the second left, heading up the hill, and turning right at the traffic lights. Follow the road, bearing left where the road turns right, where New Half Moon Yard can be found on your right hand side.

AGENTS NOTE

We are advised the property is offered leasehold with the remainder of a 999 year lease. Service charges are in the region of £1690.42 PA. Following recent changes in legislation and a fire safety report, various works are required to the building, and we are therefore advised that the property cannot be mortgaged at present. The managing agents are working with the board of directors to organise and complete the relevant works. This may incur an uplift in monthly service charges. It is unclear whether the original developer will be contributing to the costs. Whilst the works are being put in place, an additional insurance levy of £1061.78 exists. The ground rent is charged at £150 PA. For further clarification please contact our office.

The property is tucked away behind a secure gated access, with an entry telecom system providing access to the gated courtyard and main communal entrance. Steps lead to the inner hallway where the main entrance door can be found. The GARDEN is located to the front of the apartment with the boundary being formed by a timber gate and planters. Glazed doors in the sitting room provide access to the garden.

Entrance door to:

ENTRANCE HALL

Wood effect flooring, electric storage heater, entry telecom system, alarm control panel, built-in cloaks storage cupboard housing electric fuse box and alarm, built-in airing cupboard housing hot water tank, doors to:

FAMILY BATHROOM

Three piece suite comprising low level W.C, pedestal hand wash basin with mixer tap, tiled bath with mixer shower tap and glazed shower screen, tiled splash backs, wood effect flooring, shaver point, heated towel rail, wall mounted electric heater, smooth ceiling with extractor fan.

DOUBLE BEDROOM

14' 7" x 8' 8" (4.44m x 2.64m) Fitted carpet, wall mounted electric heater, double glazed window to front, television and telephone points, built-in double wardrobe x2.

DOUBLE BEDROOM

14' 7" x 7' 7" Max. (4.44m x 2.31m) Fitted carpet, wall mounted electric heater, double glazed window to front, television point, smooth ceiling.

SITTING ROOM

17' 10" x 14' 6" (5.44m x 4.42m) Wood effect flooring, electric storage heater x2, double glazed full height window and twin doors to front, television and telephone points, smooth ceiling, open plan to:

KITCHEN

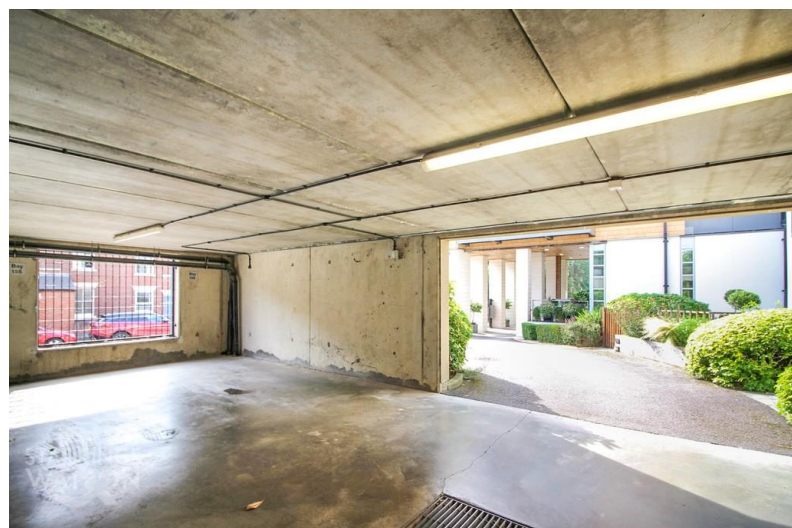
10' 8" x 7' 1" (3.25m x 2.16m) Fitted range of wall and base level units with complementary rolled edge work surfaces, and inset one and a half bowl stainless steel sink and drainer with mixer tap, tiled splash backs, inset electric ceramic hob and built-in electric double oven with extractor fan, continued wood effect flooring, integrated fridge freezer, dishwasher and washer/dryer, double glazed window to side, built-in wine rack, under cupboard lighting, smooth ceiling.

OUTSIDE

Leaving via the sitting room front doors, a low maintenance garden can be found which is currently laid to plum slate. The estate team maintain the outside of the timber fencing. The box hedging and some mature planting are the responsibility of and under ownership with this apartment. Potential exists to further landscape this space, whilst enjoying the perfect space for alfresco dining.

PARKING

Located opposite the property allocated under cover parking can be found for one vehicle.





Floor Plan
Approximate Floor Area
699 sq. ft
(64.93 sq. m)

Approx. Gross Internal Floor Area 699 sq. ft / 64.93 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 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