



Trinity Square, Loddon, Norwich

Guide Price £150,000-£160,000 Leasehold

Energy Efficiency Rating : B

- ✓ Top Floor Apartment
- ✓ Remainder of 999 Year Lease
- ✓ Open Plan Living
- ✓ Fitted Kitchen with Appliances
- ✓ Two Double Bedrooms
- ✓ Tiled Flooring & Modern Decor
- ✓ Modern Shower Room
- ✓ Allocated & Visitor Parking

To arrange an accompanied viewing please call our Poringland Office on 01508 356456





Situated on the TOP FLOOR, this SPACIOUS apartment offers the remainder of a 999 YEAR LEASE, making it an ideal FIRST TIME BUY or INVESTMENT. With a SECURE ENTRANCE and ALLOCATED PARKING to the front, the property offers OPEN PLAN LIVING, tiled flooring throughout, uPVC DOUBLE GLAZING and gas fired CENTRAL HEATING. Once inside, a spacious hall offers built-in STORAGE and leads to the OPEN PLAN KITCHEN/DINING/SITTING ROOM with the kitchen offering INTEGRATED APPLIANCES and the sitting area offering space for soft furnishings and a DUAL ASPECT. TWO DOUBLE BEDROOMS - with space for WARDROBES, and the modern SHOWER ROOM complete the property. To the outside, a COMMUNAL BIKE STORE and refuse cupboard can be found, with VISITOR PARKING adjacent.

LOCATION

Loddon is situated approximately 10 miles south east of Norwich. Offering an excellent range of local amenities which include schooling (primary, junior and secondary), dentist, doctors surgery, chemist, and library. A selection of shops including supermarket, hardware, newsagents and post office provide a range of provisions. A central car park, situated within the market place provides ample parking with good access to the amenities. Fantastic access to the Norfolk Broads can be found and pleasant countryside walks can be enjoyed.

DIRECTIONS

You may wish to use your Sat-Nav (NR14 6FG), but to help you...Heading from Norwich on the A146, approaching Loddon using the final turn into the village, on the Beccles Road. Follow the road, turning left onto Town Farm Drive. Trinity Square can be found opposite, indicated by our For Sale board, with the parking located to the rear.

AGENTS NOTE

The property benefits from the remainder of a 999 year lease which started in 2014. An annual service charge applies in the region of £770.50 per annum.

The block of apartments stands towards the front of the development with residents parking to both the front and rear, with the allocated parking for this apartment located to the rear. Access is provided to the bin store and communal bike store, with an entrance on the ground floor leading to the top floor.

Entrance door to:

ENTRANCE HALL

Tiled flooring, radiator, entry telephone system, thermostat heating control, telephone point, built-in cloaks storage cupboard housing electric fuse box, smooth ceiling, doors to:

DOUBLE BEDROOM

10' 7" x 9' 5" (3.23m x 2.87m) Tiled flooring, radiator, uPVC double glazed windows to rear, telephone point, space for wardrobe, smooth ceiling.

DOUBLE BEDROOM

9' 10" x 9' 5" (3m x 2.87m) Tiled flooring, radiator, uPVC double glazed window to rear, space for wardrobe, smooth ceiling.

SHOWER ROOM

Modern white three piece suite comprising low level W.C, pedestal hand wash basin, double shower cubicle with thermostatically controlled shower, tiled splash backs, tiled flooring, heated towel rail, smooth ceiling with extractor fan and recessed spotlighting.

OPEN PLAN KITCHEN/DINING/SITTING ROOM

17' 1" x 11' 6" (5.21m x 3.51m) This open plan reception room offers ample space to dine and entertain, with space for soft furnishings and seating. The kitchen itself offers a 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 unit with mixer tap, matching up-stands, inset gas hob and built-in electric double oven with stainless steel splash back and extractor fan, tiled flooring, integrated fridge freezer and washer/dryer, space for dishwasher, radiator x2, uPVC double glazed windows to side and rear, television and telephone points, thermostat heating control, space for a dining table, space for soft furnishings, smooth ceiling.

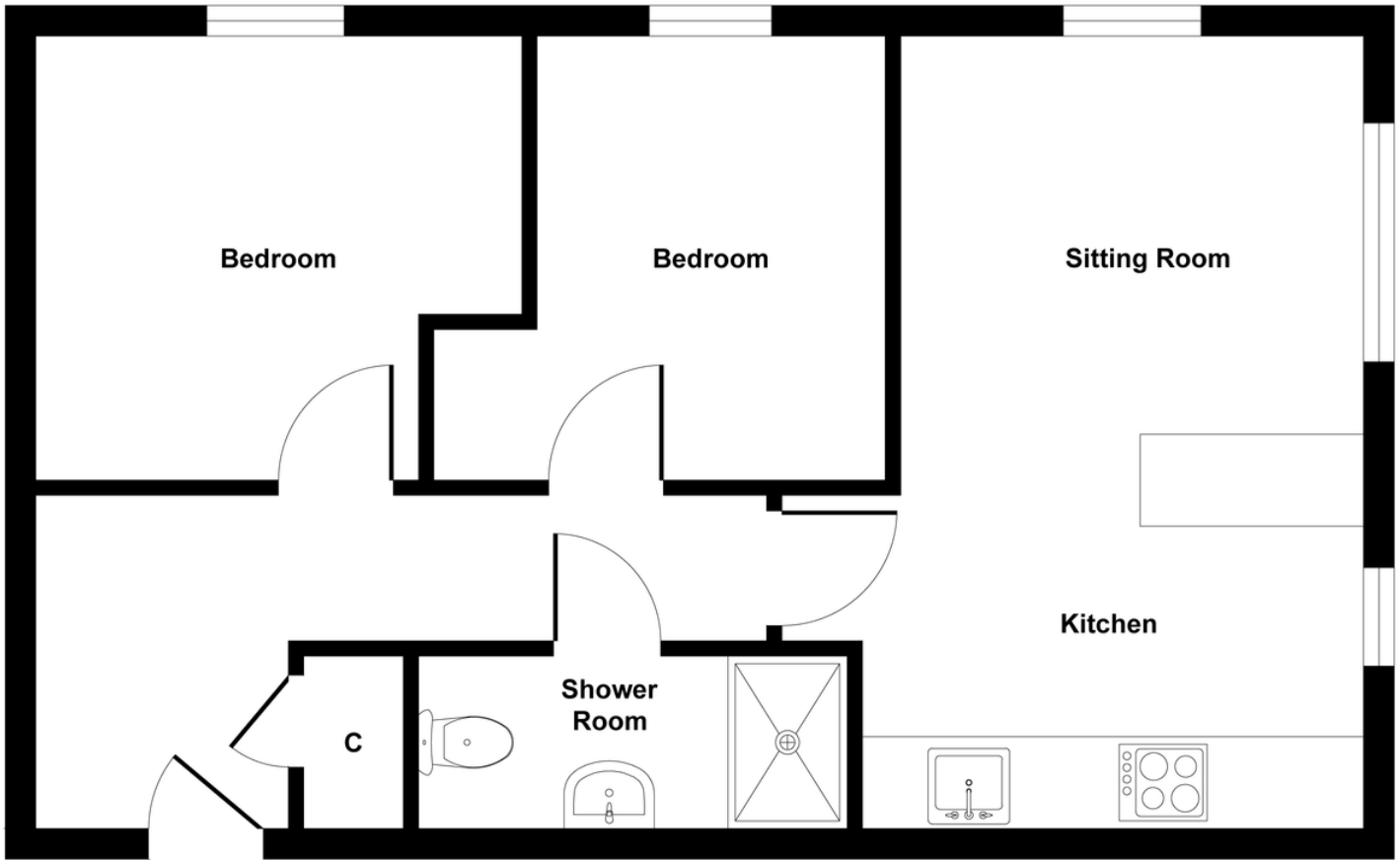
OUTSIDE

Outside the property a communal bin store and bike store can be found.

ALLOCATED PARKING

Allocated parking is provided for one vehicle to the rear of the building.





Floor Plan
Approximate Floor Area
498 sq. ft
(46.26 sq. m)

Approx. Gross Internal Floor Area 498 sq. ft / 46.26 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 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.