



Falcon Crescent, Queens Hill

Offers In The Region Of £160,000 Leasehold

Energy Efficiency Rating : B

- ✓ Ground Floor Apartment
- ✓ Service Charges Under £1000 P/A
- ✓ Remainder of 999 Year Lease
- ✓ Kitchen with Integrated Appliances
- ✓ Open Plan Sitting / Dining Room
- ✓ Two Bedrooms & En Suite
- ✓ Separate Bathroom
- ✓ Allocated Parking Space

To arrange an accompanied viewing please call our Costessey Office on 01603 336446





GROUND FLOOR APARTMENT with service charges CURRENTLY UNDER £1000 PA including a PARKING SPACE and maintenance of communal areas, and a remainder of the 999 YEAR LEASE that was put in place at the point of construction in 2019. Spanning almost 671 sq ft (stms) and including a MAIN BEDROOM with EN SUITE SHOWER ROOM, this property is an ideal FIRST TIME BUY but will also be an EXCELLENT INVESTMENT for letting. Enjoying a LOCATION with excellent access to LONGWATER RETAIL PARK and the A47, the accommodation comprises an ENTRANCE HALL housing a built-in storage cupboard, family bathroom with three piece suite, TWO DOUBLE BEDROOMS, with the highlight of this property being the OPEN PLAN SITTING/KITCHEN/DINING ROOM which can be easily divided with furniture to create SEPARATE SPACES.

LOCATION

The development of Queens Hills is located on the fringes of Costessey. Local schooling is located within walking distance, and a regular bus link into Norwich City centre is provided. The nearby Longwater Retail Park offers a fantastic range of shops and supermarket, whilst the A47 leads to Norwich and the A11.

DIRECTIONS

You may wish to use your Sat-Nav (NR8 5GX), but to help you...Leave Norwich via Dereham Road, continue towards Longwater Business Park. At the roundabout that links

with the A47 take the fourth exit onto William Frost Way, take the second exit at the roundabout onto Alex Moorhouse Way, continuing straight over the next roundabout, turning right at the following roundabout onto Sir Alfred Munnings Road. Continue along this road into Queens Hill and at the roundabout turn right onto Poethlyn Drive. Follow the road to the right, turning right onto Woodpecker Way. Follow along until Falcon Crescent can be found with the property on the right-hand side.

AGENTS NOTE

This property was built in 2019 with a 999 year lease. The service charges are £976.49 for the year 2020-2021. The ground rent is £150 per annum.

Approached via a brick weave courtyard, access leads to the communal entrance with secure intercom system. The communal entrance has fitted carpet underfoot with stairs leading up to the higher floors but a ground floor entrance door to:

ENTRANCE HALL

Vinyl flooring, radiator, built-in storage cupboard, smooth ceiling, doors to:

DOUBLE BEDROOM

14' 7" x 11' 11" Max. (4.44m x 3.63m) Fitted carpet, radiator, built-in double wardrobe, uPVC double glazed window to front, smooth ceiling, door to:

EN SUITE

Three piece suite comprising low level W.C. with hidden cistern, pedestal hand wash basin with mixer tap, shower cubicle with thermostatically controlled shower, tiled splash backs and flooring, radiator, uPVC obscure double glazed window to front, smooth ceiling with recessed spotlighting and extractor fan.

DOUBLE BEDROOM

13' x 8' 5" Max. (3.96m x 2.57m) Fitted carpet, radiator, uPVC double glazed window to rear, smooth ceiling.

FAMILY BATHROOM

Three piece suite comprising low level W.C. with hidden cistern, pedestal hand wash basin, panelled bath with mixer shower tap, thermostatically controlled shower and glazed shower screen, tiled splash backs and flooring, radiator, uPVC obscure double glazed window to front, smooth ceiling with recessed spotlighting and extractor fan.

SITTING ROOM

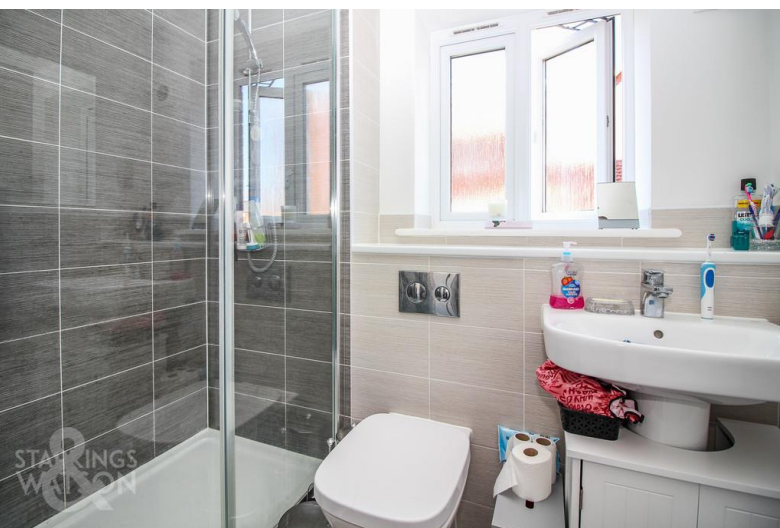
14' 6" x 13' 8" (4.42m x 4.17m) Fitted carpet, radiator x2, uPVC double glazed window to side, uPVC double glazed window to front, smooth ceiling.

KITCHEN

8' 5" x 8' 2" (2.57m x 2.49m) 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 oven with glass splash back and extractor fan above, vinyl flooring, integrated fridge freezer and washing machine, space for dishwasher, wall mounted gas fired central heating boiler, uPVC double glazed window to rear, smooth ceiling.

ALLOCATED PARKING

Off road parking is provided for one vehicle with two visitor spaces.





Second Floor
Approximate Floor Area
593 sq. ft
(55.09 sq. m)

Approx. Gross Internal Floor Area 593 sq. ft / 55.09 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

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