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Horsford Street . Norwich . NR2 4LW

**£130,000**

A ONE BEDROOM FIRST FLOOR FLAT IN A PEACEFUL LOCATION CLOSE TO THE RIVER WITH A PLEASANT WOODLAND VIEW. IDEAL FIRST PURCHASE OR INVESTMENT PROPERTY. NO ONWARD CHAIN.

**DESCRIPTION:** This leasehold property is tucked away at the back of the Waterside Court development in a particularly pleasant spot with a woodland view from the lounge/diner. The communal entrance stairway serves only this flat and the flat opposite. The accommodation comprises entrance hall, well-proportioned lounge/diner, kitchen, bedroom, and bathroom. All of the windows are double glazed. There is an allocated parking space in the resident's car park and communal gardens. The property is ideally located for easy access into the city centre.

**LOCATION:** Horsford Street is situated to the west of Norwich city centre with local shops in the area and easy access to the Norfolk & Norwich University Hospital and the University of East Anglia. Marriott's Way and the River Wensum are close by.

**TENURE:** Leasehold - the lease is for a term of 999 years from 1980. Service charge of £585.56PA and a peppercorn rent. Long term rental acceptable, but no AirB&B or holiday lets. Pets are also acceptable subject to permission granted.

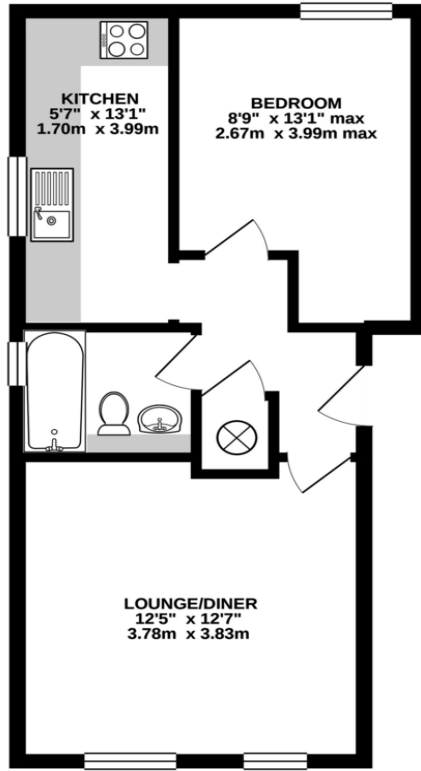
**COUNCIL TAX BAND:** A



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FIRST FLOOR  
410 sq.ft. (38.1 sq.m.) approx.



TOTAL FLOOR AREA: 410 sq.ft. (38.1 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		
69-80	C		72   c
55-68	D	62   d	
39-54	E		
21-38	F		
1-20	G		



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