



## New Ferry Yard, King Street, Norwich

Offers In Excess Of £160,000 Leasehold

Energy Efficiency Rating : B

- ✓ Ground Floor Apartment
- ✓ Walking Distance to City Centre
- ✓ 15' Sitting/Dining Room
- ✓ 'Juliet' Style Balcony
- ✓ Fully Fitted Kitchen
- ✓ Generous Double Bedroom
- ✓ Family Bathroom
- ✓ Under Cover Parking

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







Situated within WALKING DISTANCE to the CITY CENTRE and RIVERSIDE ENTERTAINMENT area, you will find this IMMACULATELY PRESENTED apartment with ALLOCATED PARKING. The property boasts a CONTEMPORARY INTERIOR with a NEUTRAL DECOR, whilst comprising an ENTRANCE HALL with plenty of storage space along with a 15' OPEN PLAN SITTING/DINING ROOM with 'Juliet' style balcony and FULLY FITTED MODERN KITCHEN. A GENEROUS DOUBLE BEDROOM with FITTED WARDROBES offers great space for storage, with a THREE PIECE FAMILY BATHROOM including a SHOWER over the bath. The ALLOCATED PARKING can be found to the right of the building under cover.

#### 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 2TF), 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 where the building can be found on the left-hand side. Alternatively 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 and take the next left onto Kings Street where the building can be found on the 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 £2000 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 exists. The ground rent is charged at £150 PA. For further clarification please contact our office.

The property is approached via a communal entrance hall leading to:

Entrance Door to:

#### ENTRANCE HALL

Fitted carpet, wall mounted intercom system, electric storage heating, built-in storage cupboard, built-in airing cupboard, smooth ceiling, doors to:

### **SITTING/DINING ROOM**

16' 5" x 16' 4" (5m x 4.98m) Fitted carpet, electric storage heating, uPVC double glazed window to front, television and telephone points, smooth ceiling, opening to:

### **KITCHEN**

9' 6" x 7' 8" (2.9m x 2.34m) Fitted range of wall and base level units with complementary rolled edge work surfaces and inset stainless steel sink and drainer unit with mixer tap, tiled splash backs, inset electric hob, built-in electric double oven and extractor fan over, integrated full height fridge, integrated dishwasher, wood effect flooring, smooth ceiling.

### **DOUBLE BEDROOM**

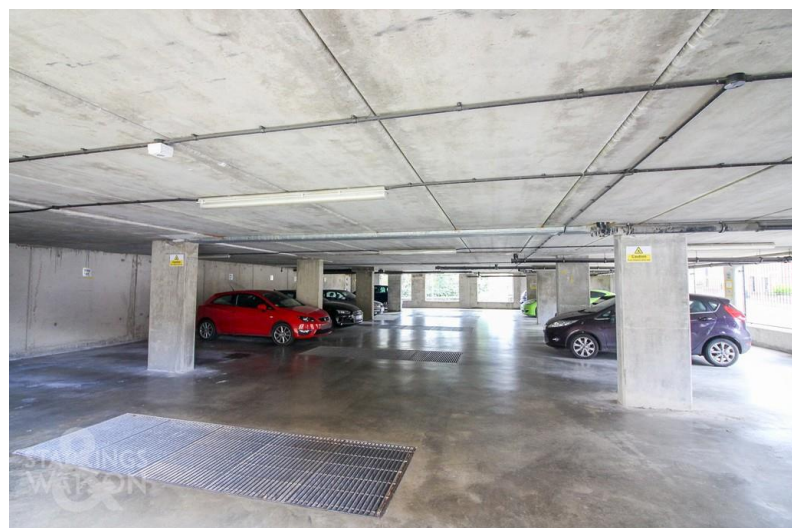
14' 1" x 10' 5" Max (4.29m x 3.18m) Fitted carpet, electric storage heating, uPVC double glazed window to front, range of built-in bedroom furniture, smooth ceiling.

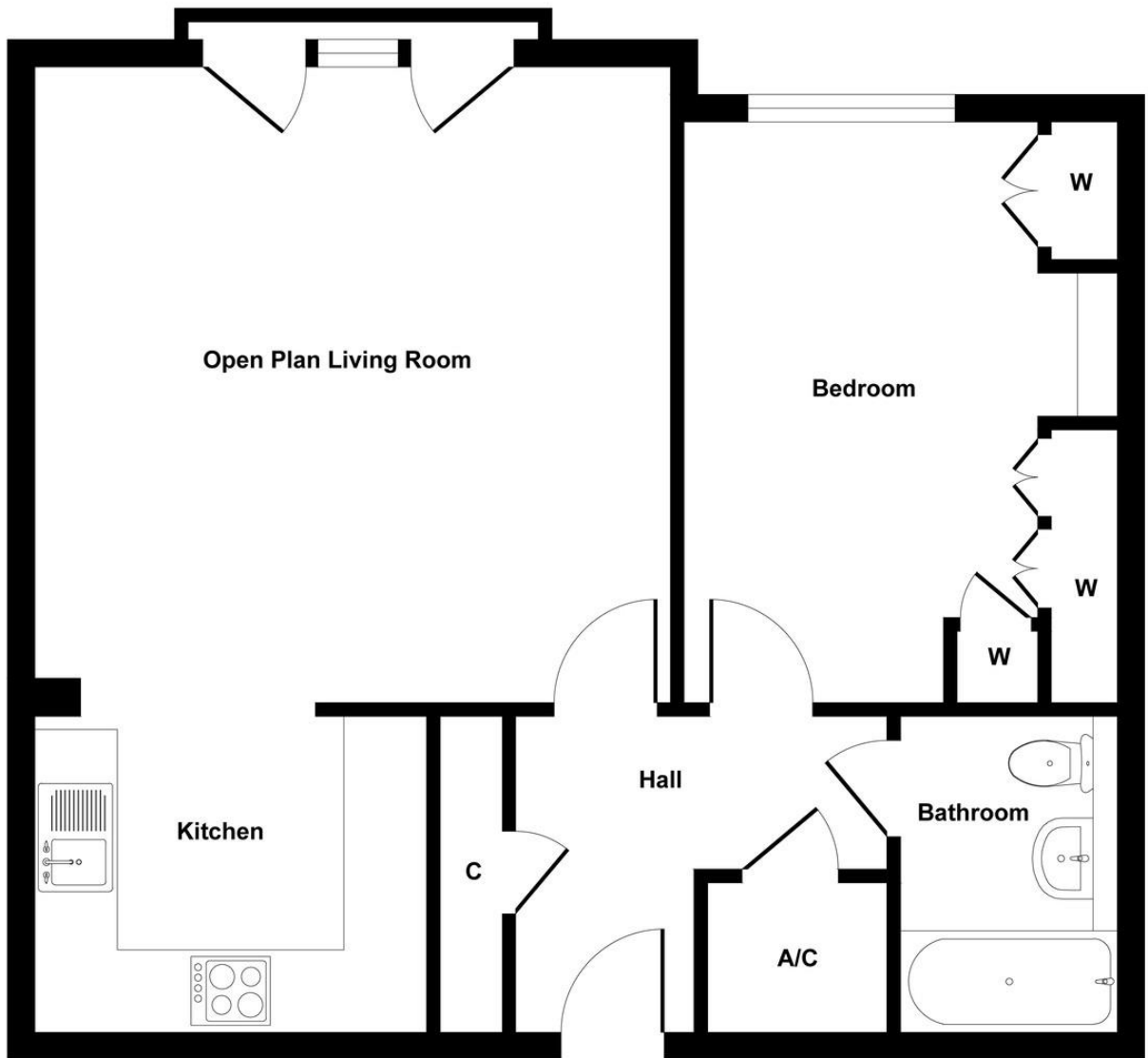
### **FAMILY BATHROOM**

Three piece suite comprising low level W.C, pedestal hand wash basin and mixer tap over, tiled bath with mixer shower tap and glazed shower screen, tiled walls, shaver point, wall mounted vanity mirror, extractor fan, tiled flooring, electric storage heating, smooth ceiling.

### **ALLOCATED PARKING**

Undercover allocated parking can be found to the right of the building.





**Floor Plan**  
**Approximate Floor Area**  
**600 sq. ft**  
**(55.74 sq. m)**  
**Approx. Gross Internal Floor Area 600 sq. ft / 55.74 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