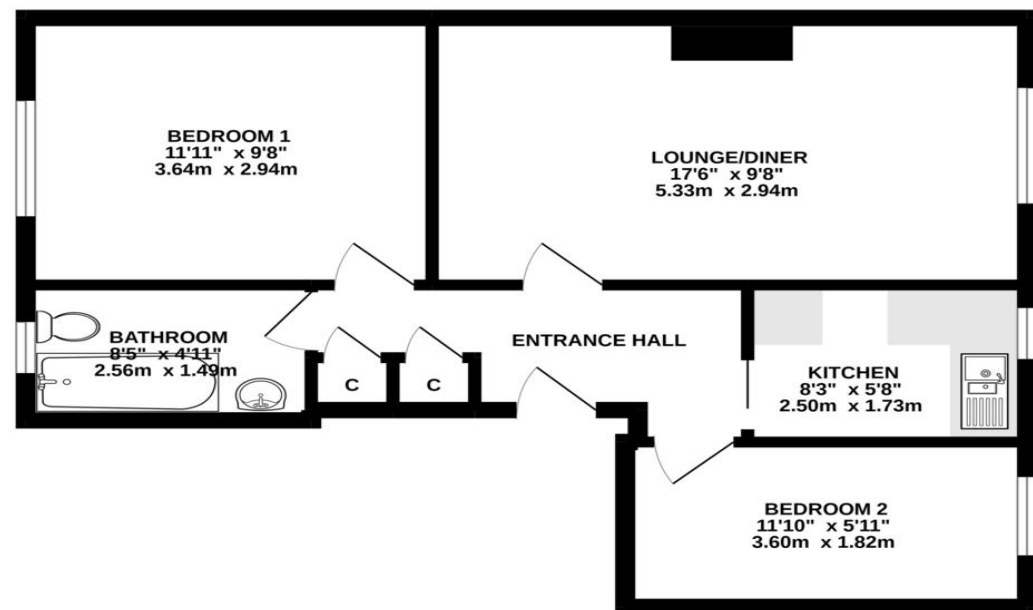


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 c	70 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR
499 sq.ft. (46.4 sq.m.) approx.



TOTAL FLOOR AREA: 499 sq.ft. (46.4 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, 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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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 £210. 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 £250. 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.

city@arnoldskys.com
01603 620551

County 01263 738444
City 01603 620551
Coastal 01263 822373

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate 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.



2 Roseville Close, Norwich, NR1 1UX

£155,000

NO ONWARD CHAIN. Two bedroom ground floor apartment with allocated parking space within walking distance of the city centre and rail station. IDEAL INVESTMENT PROPERTY. 62 years remaining on the current lease. The vendor is in the process of obtaining a lease extension which will provide a lease of 110 years.

- Ground Floor Apartment
- Close to City and Rail Station
- No Onward Chain
- Lounge/Diner
- Allocated Parking Space

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BEDROOM ONE

Radiator. Cable television point. Telephone point. Two power points (one with USB ports). Coved and textured ceiling. UPVC double glazed window to front aspect.

BEDROOM TWO

Radiator. Coved and textured ceiling. UPVC double glazed window to rear aspect.

BATHROOM

White suite comprising panelled bath with tiled surround and an electric shower unit above. Pedestal wash basin with tiled splashback. WC. Tiled floor. Radiator. Coved and textured ceiling. UPVC double glazed window to front aspect.

OUTSIDE

One allocated parking space. Communal gardens.

AGENTS NOTE

Tenure – Leasehold. The lease is for a term of 99 years from 1st March 1985 with 62 years remaining. The Ground Rent is currently £75 per annum (payable half yearly) with provision for the Ground Rent to increase by £25 every 25 years of the lease term. The Service Charge for the period 01.01.21 to 31.12.21 was £1218.20.

The vendor is in the process of obtaining a lease extension which will provide a lease of 110 years.

The gas connection in the kitchen has been disconnected, but can be re-connected if one requires.

Property Description

COMMUNALENTRANCE HALL

Security intercom entry system.

ENTRANCE HALL

Security entry phone. Two built-in storage cupboards. Coved and textured ceiling. Radiator.

LOUNGE/DINER

Radiator. Television point. Three power points (two with USB ports). Telephone point. Coved and textured ceiling. UPVC double glazed window to rear aspect.

KITCHEN

Worktops and a stainless steel one and a half bowl single drainer sink with mixer tap and cupboard below. Tiled splashback. Matching wall cupboards. Brand new electric cooker, refrigerator and washing machine. Tiled floor. Radiator. Wall mounted gas fired combination boiler. Coved and textured ceiling. UPVC double glazed window to rear aspect.

