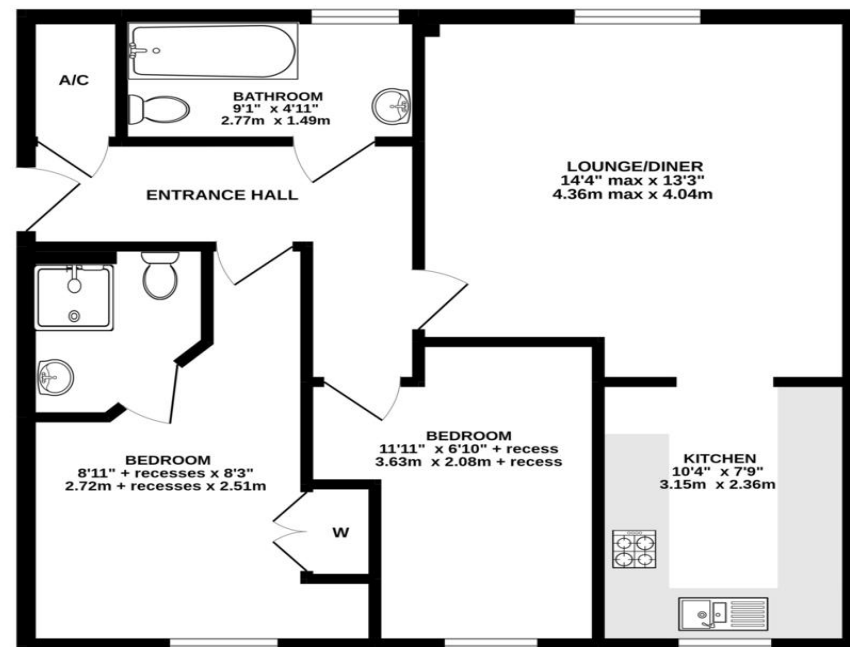




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	81	82
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
WWW.EPC4U.COM			

FIRST FLOOR  
620 sq.ft. (57.6 sq.m.) approx.



TOTAL FLOOR AREA : 620 sq.ft. (57.6 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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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 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.



## 16 Craven Court, Crome Road, Norwich, Asking Price Of £159,950 NR3 4QY

One of the best first floor apartments we have seen in a while, enjoying an east - west aspect with a pleasant view, walking distance to Norwich city centre and with NO UPWARD CHAIN.

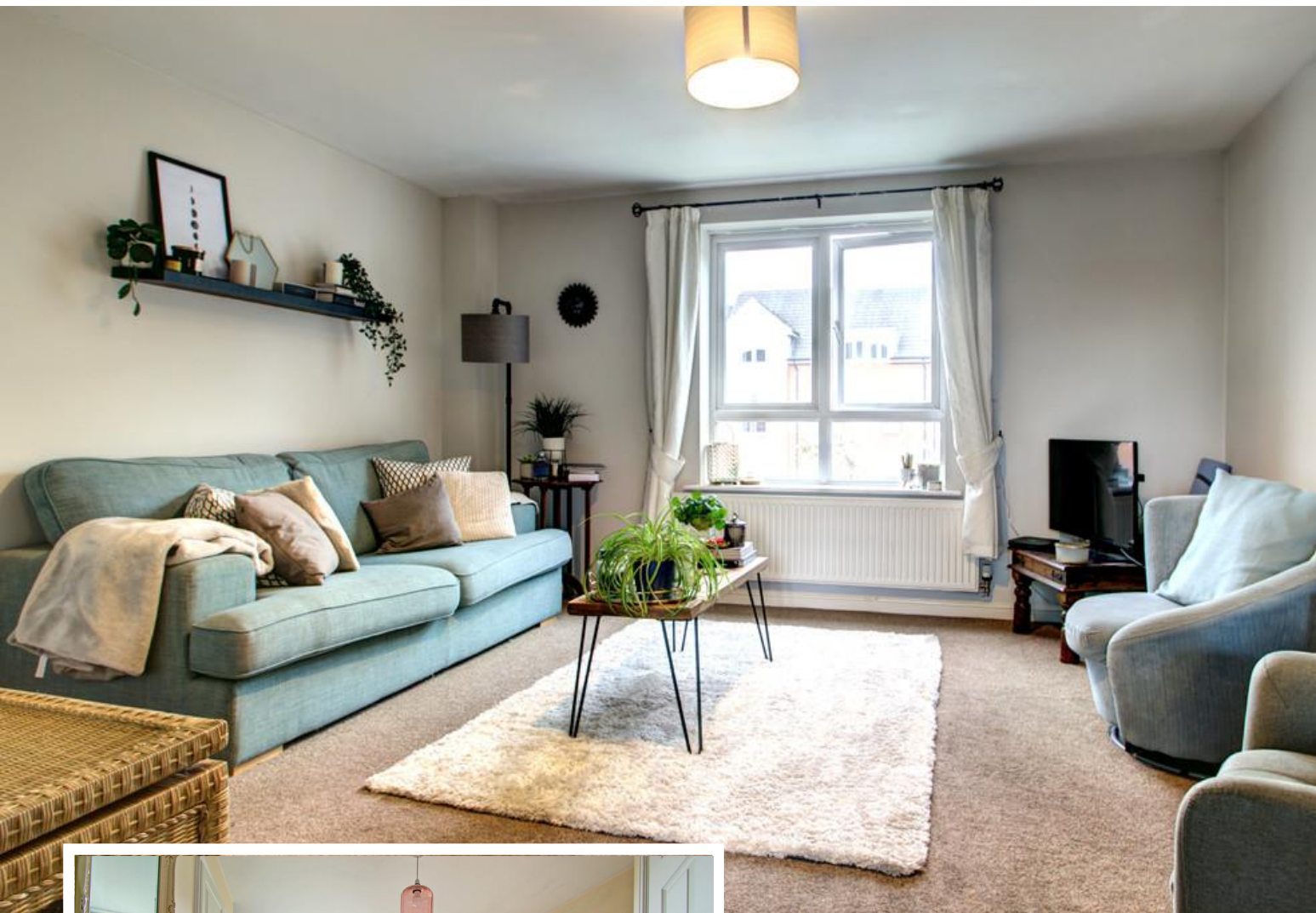
The property benefits from a good size lounge/diner, en-suite shower room to main bedroom and off road allocated parking space.

- First Floor Apartment
- Two Bedrooms
- En-suite Shower Room and Bathroom
- Well Proportioned Lounge/Diner
- No Onward Chain

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16 Craven Court, Crome Road, Norwich, NR3 4QY



## Property Description

### COMMUNAL ENTRANCE HALL

Security entry phone system. Stairs to upper floors.

### ENTRANCE HALL

Entrance door with spyhole. Security entry phone. Built-in cupboard with hot water cylinder. Radiator. Thermostat control for heating.

### LOUNGE/DINER

14' 4 max" x 13' 3" (4.37m x 4.04m) Two radiators. Television and telephone points. UPVC double glazed window to rear aspect.

### KITCHEN

10' 4" x 7' 9" (3.15m x 2.36m) Worktops with cupboards and drawers below and an inset one and a half bowl stainless steel single drainer sink with mixer tap tiled splashbacks. Matching wall cupboards with concealed lighting below. Built-in fan assisted oven and grill. Inset four ring stainless steel gas hob with a stainless steel extractor above. Utility space below worktop with plumbing for washing machine (washer dryer included in sale). Fridge/freezer (included in sale). Space for fridge/freezer. Cupboard concealing a wall mounted gas fired boiler. UPVC double glazed window to front aspect.



### BEDROOM 1

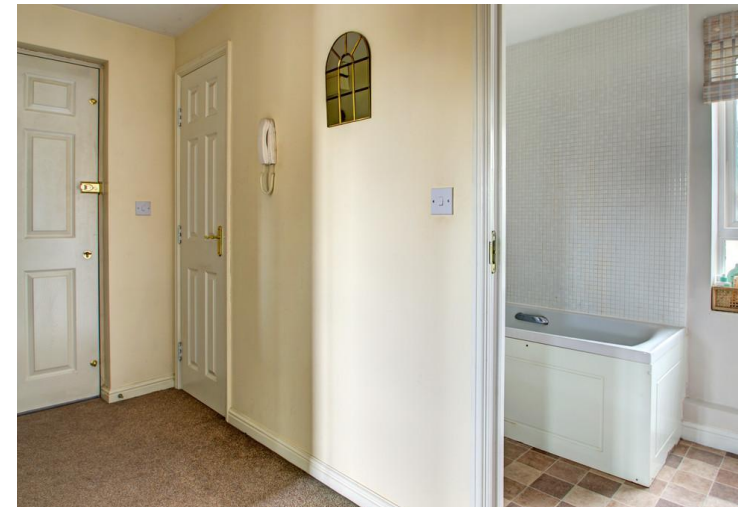
8' 11" x 8' 3 + recesses" (2.72m x 2.51m) Radiator. Built-in double wardrobe. UPVC double glazed window to front aspect.

### EN-SUITE SHOWER ROOM

Tiled corner shower cubicle with an Aqualisa mixer shower and shower screen with sliding doors. Pedestal wash basin the tiled splashback. Shaver point. WC. Radiator. Extractor.

### BEDROOM 2

11' 11" x 6' 10 + recess" (3.63m x 2.08m) Radiator. UPVC double glazed window to front aspect.



### BATHROOM

9' 1" x 4' 11" (2.77m x 1.5m) White suite comprising panelled bath with tiled surround and mixer tap and shower attachment. Pedestal wash basin with tiled splashback. Shaver point. WC. Radiator. Extractor. UPVC double glazed window to rear.

### OUTSIDE

Communal gardens. Allocated parking space.

### LOCATION

Crome Road is located to the North of the City and is on the edge of Mousehold Heath. There is a secure children's play area as well as communal gardens, various shops, bakery, a range of restaurants, public houses, some wonderful walks through Mousehold Heath nearby area and schooling for all ages. There is also a sense of added security given that Southalls Way is a no through road. It is a very convenient location for those looking for those looking to live close to the city centre.

### AGENTS NOTES:

Leasehold - the lease is for a term of 125 years from 1st January 2007 with approximately 110 years remaining.

The current Ground Rent is £389.32 per annum. The lease has provision for the Ground Rent to be increased on each tenth anniversary (last increased on 1st January 2018).

The current Service Charge is £1461.28 per annum (Lessee's proportion of maintenance expenses: 1.92846%)

