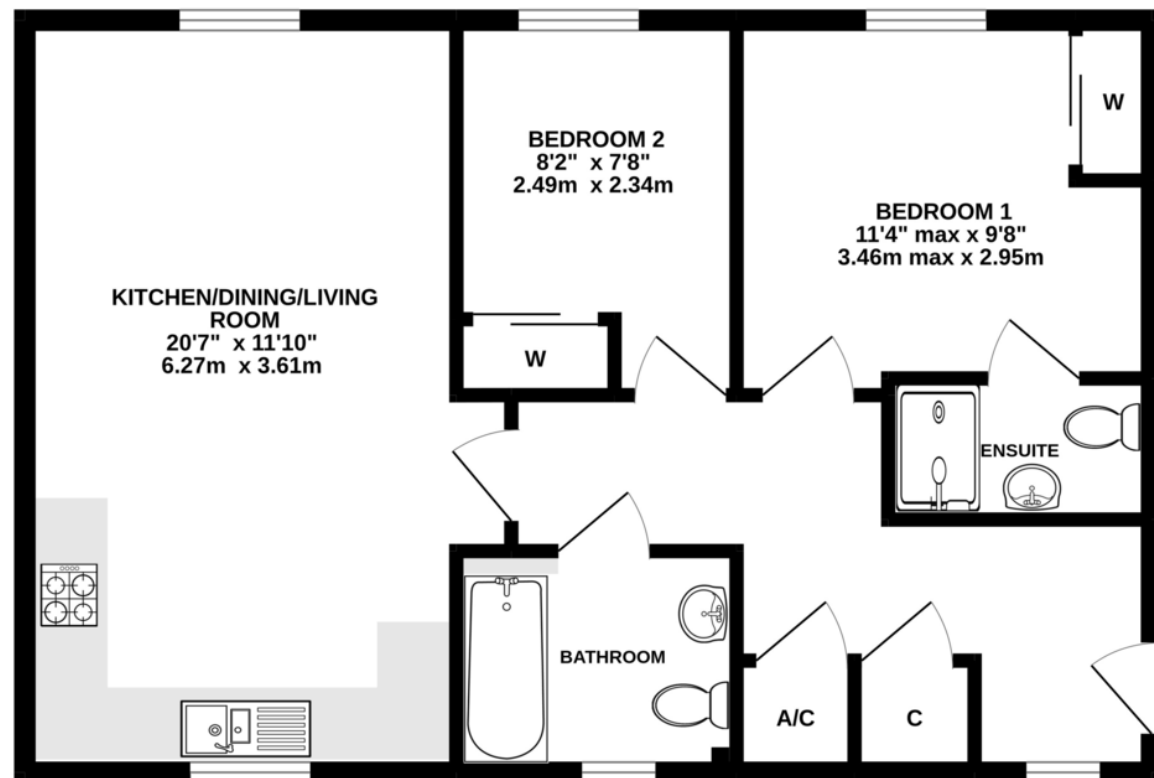


SECOND FLOOR  
635 sq.ft. (59.0 sq.m.) approx.



TOTAL FLOOR AREA : 635 sq.ft. (59.0 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B	64	64
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



## 14 Cormorant Drive, Sprowston, Norwich, NR7 8UR

Guide Price Of £190,000 to £200,000

A beautifully presented modern second floor apartment with 2 allocated parking spaces and an en-suite shower room. Located in the popular suburb of Sprowston close to local amenities including shops and supermarkets, all levels of schools, a public house/carvery restaurant and medical and dental surgeries. There is easy access from here to the Broadland Northway, Norwich International Airport and the Norfolk Broads.

- Second Floor Apartment
- Two Bedrooms
- En-Suite To Main
- Two Allocated Parking Spaces
- Leasehold Property

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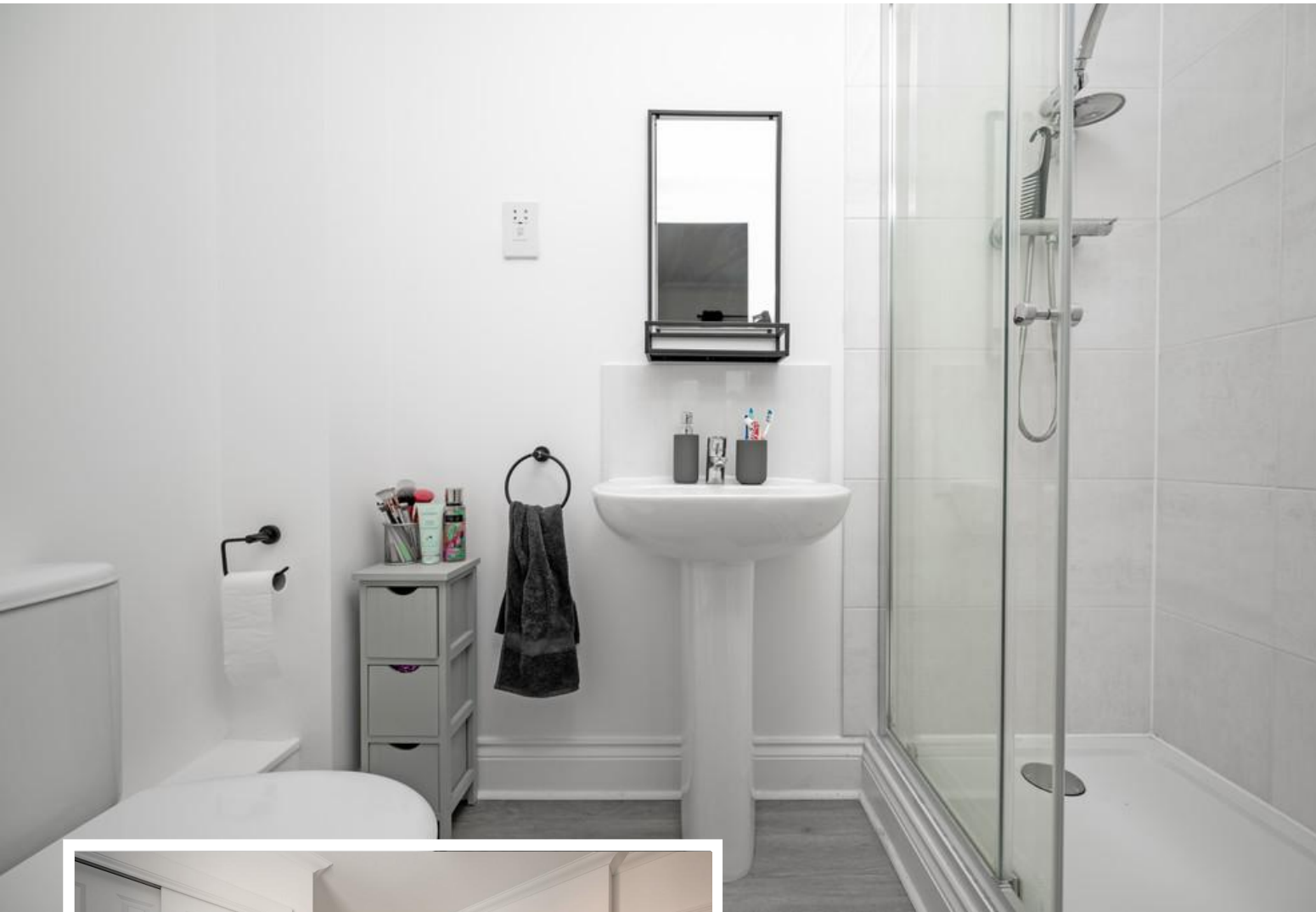
Arnolds Keys refer sellers and buyers to various trusted firms for services associated with the home move process, for which in some cases a referral fee is paid to Arnolds Keys by the service provider. It is your decision whether you choose to deal with those firms. Arnolds Keys from time to time, recommends 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.

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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.





**BEDROOM ONE**

Radiator. Television point. Built-in double wardrobe with sliding doors. Telephone point. Coving. Double glazed sash style window to rear aspect

**EN-SUITE SHOWER ROOM**

Large tiled shower cubicle with a thermostatic mixer shower and shower screen sliding door. White pedestal wash basin with tiled splashback. WC. Radiator. Shaver point. Extractor. Coving.

**BEDROOM TWO**

Radiator. Television and telephone points. Telephone point. Built-in double wardrobe with sliding doors. Coving. Double glazed window to rear aspect.



**BATHROOM**

White suite comprising panelled bath with mixer tap and shower attachment and tiled surround. White pedestal wash basin. WC. Laminate floor. Part tiled walls. Shaver point. Radiator. Extractor. Coving. Double glazed window to front.

**OUTSIDE**

Two allocated parking spaces. Secure residents cycle shed.

**AGENT NOTE**

Tenure: Leasehold  
Lease term of 125 years from 1st January 2021  
Service charge: £584.14pa - split into 2 payments of £292.07  
Ground rent: 130pa  
Council Tax Band: B

**Property Description**

**COMMUNAL LANDING**

Entrance hall entrance door with spy hole. Security entry phone. Laminate floor. Radiator. Built in storage cupboard. Built-in airing cupboard with slatted shelf and hot water cylinder. Coving. Double glazed window to front aspect.

**OPEN PLAN LIVING/DINING/KITCHEN**

Worktops with cupboards and drawers below and an inset stainless steel one and a half bowl single drainer sink with mixer tap. Tiled splashbacks. Matching wall cupboards. Built-in fan assisted double oven and grill. Inset stainless steel four burner gas hob with a stainless-steel extractor above. Utility space below worktop with plumbing for washing machine. Space for fridge/freezer. Tiled floor in the kitchen/dining area and fitted carpet in the living room area. Two radiators. Television and telephone points. Cupboard concealing a wall mounted gas fired boiler. Coving. Double glazed window to front aspect. Sash style double glazed window to rear aspect.

