

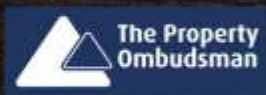
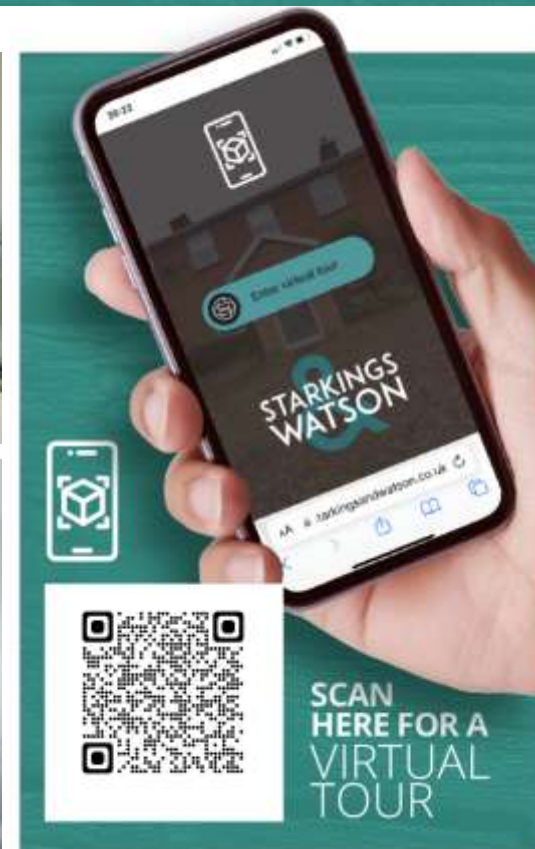
THE CUMBERLAND

Thorpe Road, Norwich NR1 1TP

Leasehold | Energy Efficiency Rating : C

To arrange an accompanied viewing please pop in or call us on 01603 336116

FOR SALE PROPERTY



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STARKINGS & WATSON

- No Chain!
- Ground Floor Apartment
- Private South Facing Garden
- Two Bedrooms
- Open Plan Kitchen/Reception
- Allocated Parking & Electric Car Charge Point
- Fully Alarmed & Electric Radiators
- Easy Access For City & Train Station

NO CHAIN. This GROUND FLOOR MODERN TWO BEDROOM apartment with its OWN PRIVATE GARDEN is offered with vacant possession but would make an IDEAL RENTAL INVESTMENT as well as a permanent residence. This purpose built apartment block located within EASY WALKING DISTANCE of the CITY and TRAIN STATION offers features such as ELECTRIC CAR CHARGING POINT, built-in ALARM SYSTEM, ELECTRIC HEATING, ALLOCATED PARKING and PRIVATE GARDEN. The accommodation comprises an entrance hallway leading to a modern bathroom, a generous double bedroom with wardrobes and a SECOND BEDROOM suitable for a single bed or study room. The main reception space is open plan with the kitchen benefiting from INTEGRATED APPLIANCES including washing machine, dishwasher and fridge/freezer. The reception opens onto the private SOUTH FACING GARDEN which in turn opens onto the shared communal gardens. To the rear there are communal bike stores and allocated PARKING.

LOCATION

Located on the eastern fringes of Norwich City Centre providing an urban retreat, whilst being far enough away from the hustle and bustle, but within convenient walking distance to the train station, 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 1TP), but to help....Leave Norwich via Prince of Wales Road. At the traffic lights with Riverside Road continue straight onto Thorpe Road. Bear left at the traffic lights, continuing on Thorpe Road. The property is located on the left-hand side approximately half a mile further onward set back from the road and indicated by our For Sale board.

AGENTS NOTE

Buyers are advised the property is leasehold with 989 years remaining on the lease, which was 999 years from completion in 2013. We are advised the service charge is in the region on £705 PA with a ground rent charge of £150 PA until 2036. There are communal solar panels for the benefit of the development to help with communal energy costs.

Approached via a shared approach to the communal building from the rear parking area and allocated parking space, the property is entered through the building into the shared hallway which leads to the main entrance door on the ground floor.

Entrance door to:

ENTRANCE HALL

Intercom entry system, control for intruder alarm, tiled flooring, wall mounted electric heater, built-in double airing cupboard, smooth ceiling with recessed spotlights, doors to:

KITCHEN/RECEPTION ROOM

15' 4" x 14' 4" (4.67m x 4.37m) 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 ceramic hob, built-in electric oven and extractor fan over, integrated



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

Price:



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fridge/freezer, integrated dishwasher, integrated washer/dryer, under cupboard lighting, space for dining table, tiled effect flooring, wall mounted electric heater, double glazed window to front, uPVC double glazed French doors to front, television and telephone points, smooth ceiling with recessed spotlights.

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 splash backs, extractor fan, tiled flooring, heated towel rail, smooth ceiling with recessed spotlights.

BEDROOM

10' 9" x 7' 8" Max (3.28m x 2.34m) Fitted carpet, wall mounted electric heater, double glazed window to side, television and telephone points, smooth ceiling with recessed spotlights.

DOUBLE BEDROOM

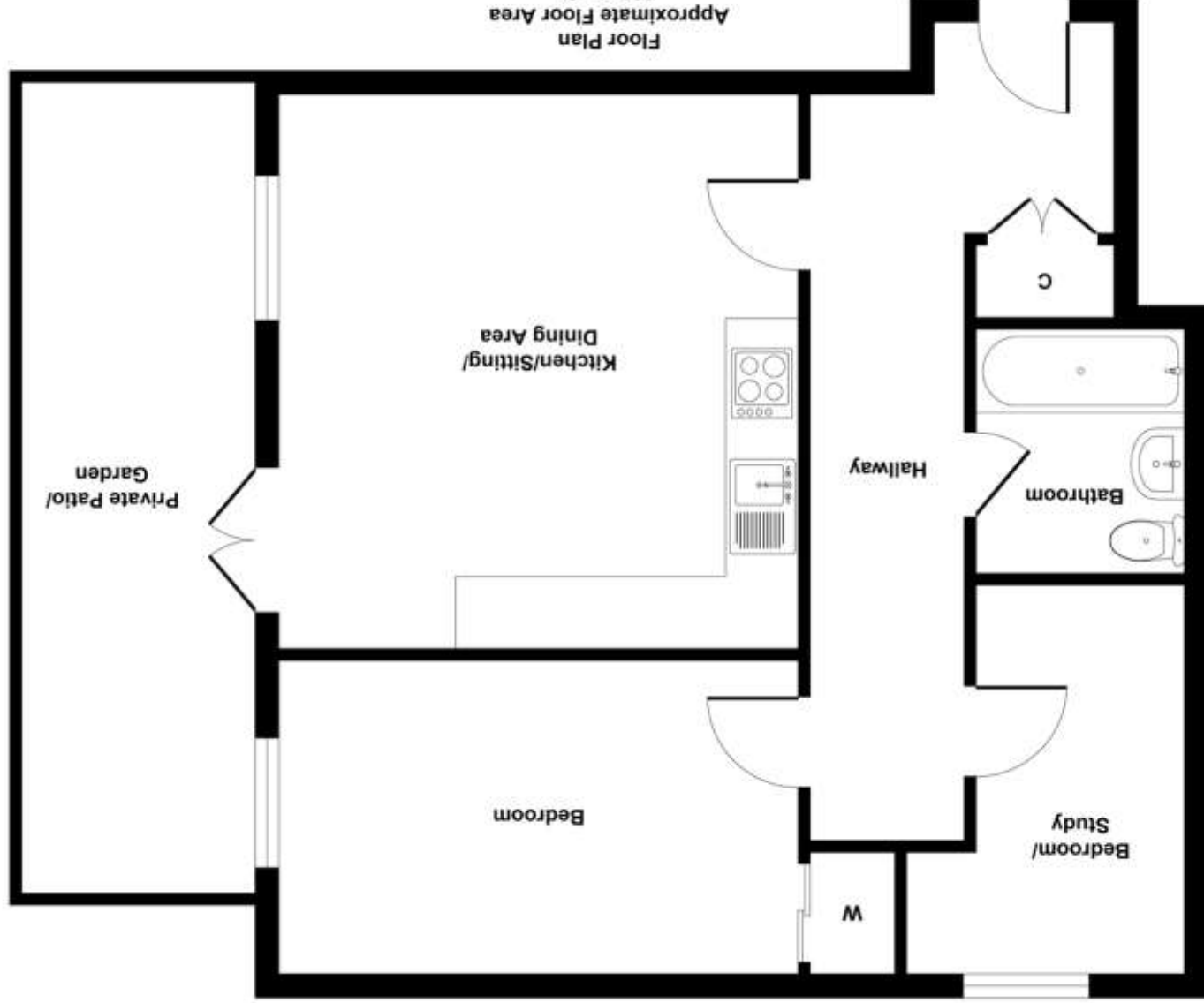
14' 4" x 8' 6" (4.37m x 2.59m) Fitted carpet, wall mounted electric heater, double glazed window to front, television and telephone points, built-in double wardrobe, smooth ceiling with recessed spotlights.

OUTSIDE

The private garden is accessed via the doors in the main reception and is gated and fenced with a combination of paved patio and lawn, offering the ideal south facing spot to enjoy entertaining outside. The private garden also leads straight onto the communal gardens giving a real sense of space, whilst also to the rear you will find communal and secure bike storage, meter cupboard and bin store.

ALLOCATED PARKING

One allocated parking space can be found to the rear within the communal parking area.



Floor Plan
Approximate Floor Area
605 sq. ft
(56.20 sq. m)

Approx. Gross Internal Floor Area 605 sq. ft / 56.20 sq. m