



## Nightingale Mews, Queens Hill, Costessey

Guide Price £150,000 - £160,000 - Leasehold

Energy Efficiency Rating : B

- ✓ Investors Only!
- ✓ First Floor Apartment
- ✓ Juliet Balcony with French Doors
- ✓ Sitting/Dining Room
- ✓ Fitted Kitchen
- ✓ Bathroom & En Suite Shower Room
- ✓ Two Double Bedrooms
- ✓ Allocated Parking

To arrange an accompanied viewing please call our Costessey Office on 01603 336446

**STARKINGS  
& WATSON**



**INVESTORS ONLY - SOLD WITH TENANTS IN SITU!** This **FIRST FLOOR APARTMENT** boasts accommodation spanning 625 sq ft (stms) with a **JULIET BALCONY** and **GREEN SPACE** in view from one of the **BEDROOMS**. The accommodation has been **WELL MAINTAINED** and enjoys a **LOCATION** with excellent access to **LONGWATER RETAIL PARK** and the **A47**. The accommodation comprises a **HAL ENTRANCE** housing a built-in storage cupboard, **FAMILY BATHROOM** with a three piece suite, **TWO DOUBLE BEDROOMS** with one **EN SUITE SHOWER ROOM** and the highlight of this property being the **OPEN PLAN SITTING/KITCHEN/DINING ROOM** which can be easily divided with furniture to create **SEPARATE SPACES** that all enjoy the light from **DUAL ASPECT WINDOWS** facing to both front and rear. Allocated parking for **ONE VEHICLE** can be found in the communal parking area.

#### **LOCATION**

The development of **Queens Hill** is located on the fringes of **Costessey**. Local schooling is located within walking distance, and a regular bus link into **Norwich City centre** is provided. The nearby **Longwater Retail Park** offers a fantastic range of shops and supermarket, whilst the **A47** leads to **Norwich** and the **A11**.

#### **DIRECTIONS**

You may wish to use your **Sat-Nav (NR8 5FN)**, but to help you...Leave **Norwich** via **Dereham Road**, continue towards **Longwater Business Park**. At the roundabout that links with the **A47** take the fourth exit onto **William Frost Way**, take the second exit at the roundabout onto **Alex**

**Moorhouse Way**, continuing straight over the next roundabout, turning right at the following roundabout onto **Sir Alfred Munnings Road**. Continue along this road into **Queens Hill** and at the roundabout turn right onto **Poethlyn Drive**. Follow the road to the right, turning right onto **Woodpecker Way** and the property can be found on the left hand side.

#### **AGENTS NOTE**

The property is offered with the remainder of a **125 year lease** effective from **1/1/2008** leaving **111 years** remaining, **Service Charges** are currently **£1280 per annum**, with **Ground Rent** approximately **£350 per annum**.

The property is approached via a **hard standing footpath** providing access to the main property, passing under a **coach house** apartment there is allocated parking at the rear.

Entrance door to:

#### **ENTRANCE HALL**

**Wood effect flooring**, radiator, **uPVC double glazed window** to front, telephone point, built-in storage cupboard, built-in airing cupboard, smooth ceiling, doors to:

### DOUBLE BEDROOM

12' 9" x 10' 7" Max (3.89m x 3.23m) Wood effect flooring, radiator, uPVC double glazed window to front, built-in double wardrobe, smooth ceiling, doors to:

### EN SUITE

Three piece suite comprising low level W.C, pedestal hand wash basin and mixer tap over, double shower cubicle with thermostatically controlled rainfall shower, tiled splash backs, vinyl flooring, radiator, smooth ceiling with extractor fan.

### FAMILY BATHROOM

Three piece suite comprising low level W.C, pedestal hand wash basin and mixer tap over, panelled bath with mixer shower tap and glazed shower screen, tiled splash backs, vinyl flooring, radiator, uPVC obscure double glazed window to rear, smooth ceiling with extractor fan.

### DOUBLE BEDROOM

10' 5" x 8' 3" Max (3.18m x 2.51m) Wood effect flooring, radiator, uPVC double glazed French doors to front, smooth ceiling.

### SITTING/DINING ROOM

22' 7" x 9' 7" Max (6.88m x 2.92m) Wood effect flooring, radiator x2, uPVC double glazed window to front, uPVC double glazed window to rear, television point, smooth ceiling, opening to:

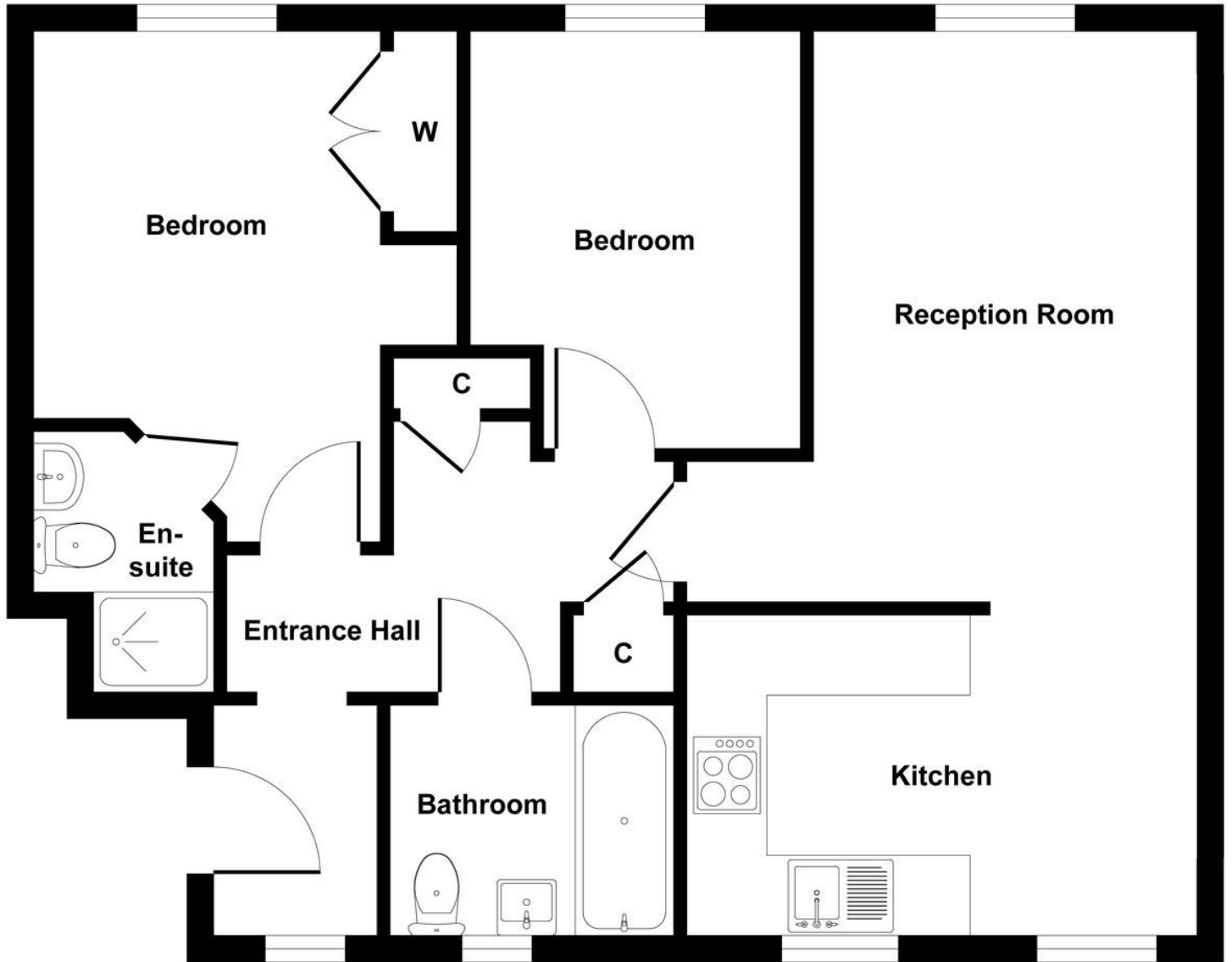
### KITCHEN

8' 2" x 7' 2" Max (2.49m x 2.18m) Fitted range of wall and base level units with complementary rolled edge work surfaces and inset one and a half bowl stainless steel sink and drainer unit with mixer tap, matching up-stands, inset gas hob, built-in electric oven, with stainless steel splash back, extractor fan over, space for fridge/freezer, space for washing machine, wood effect flooring, uPVC double glazed window to rear, cupboard housing wall mounted gas fired central heating boiler, smooth ceiling.

### ALLOCATED PARKING

Allocated parking for ONE VEHICLE can be found in the communal parking area.





**Floor Plan**  
**Approximate Floor Area**  
**656 sq. ft**  
**(60.94 sq. m)**

**Approx. Gross Internal Floor Area 656 sq. ft / 60.94 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