

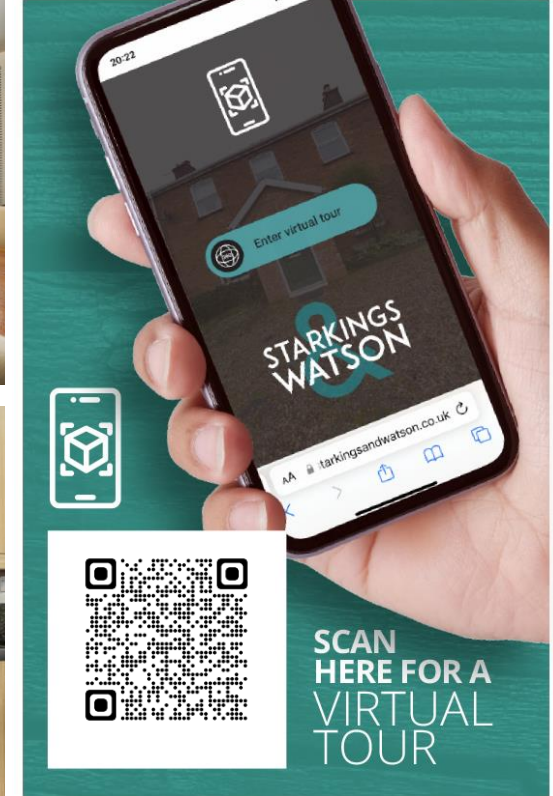
WOODPECKER WAY

Queens Hill, Costessey NR8 5FN

Leasehold | Energy Efficiency Rating : B

To arrange an accompanied viewing please pop in or call us on 01603 336446

FOR SALE PROPERTY



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STARKINGS & WATSON

- No Onward Chain!
- First Floor Apartment
- uPVC Double Glazed Windows
- Open Plan Sitting/Dining Room
- Fitted Kitchen with View to Front
- Two Double Bedrooms
- En Suite and Family Bathroom
- Allocated Parking

NO CHAIN! This FIRST FLOOR APARTMENT with open plan living space and spanning just over 650 sq. ft (stms) in total, includes a MAIN BEDROOM with EN SUITE SHOWER ROOM. This property enjoys a POPULAR LOCATION with excellent access to LONGWATER RETAIL PARK and the A47. The accommodation comprises an ENTRANCE HALL housing a built-in storage cupboard, family bathroom with three-piece suite, TWO BEDROOMS, with the highlight of this property being the OPEN PLAN SITTING/KITCHEN/DINING ROOM - easily divided with furniture to create SEPARATE SPACES, enjoying the natural light from the windows facing to 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 £1402.36 per annum, with Ground Rent approximately £350.59 per annum.

The building is approached via the car park, with the access door tucked in the corner. Once inside the building, you take two flights of stairs, where you will find the front door of the property to the left indicated by the house number.

Entrance door to:

ENTRANCE HALL

Wood effect flooring, radiator, telephone point, thermostat heating control, cloaks storage space, built-in airing cupboard, smooth ceiling, doors to:

DOUBLE BEDROOM

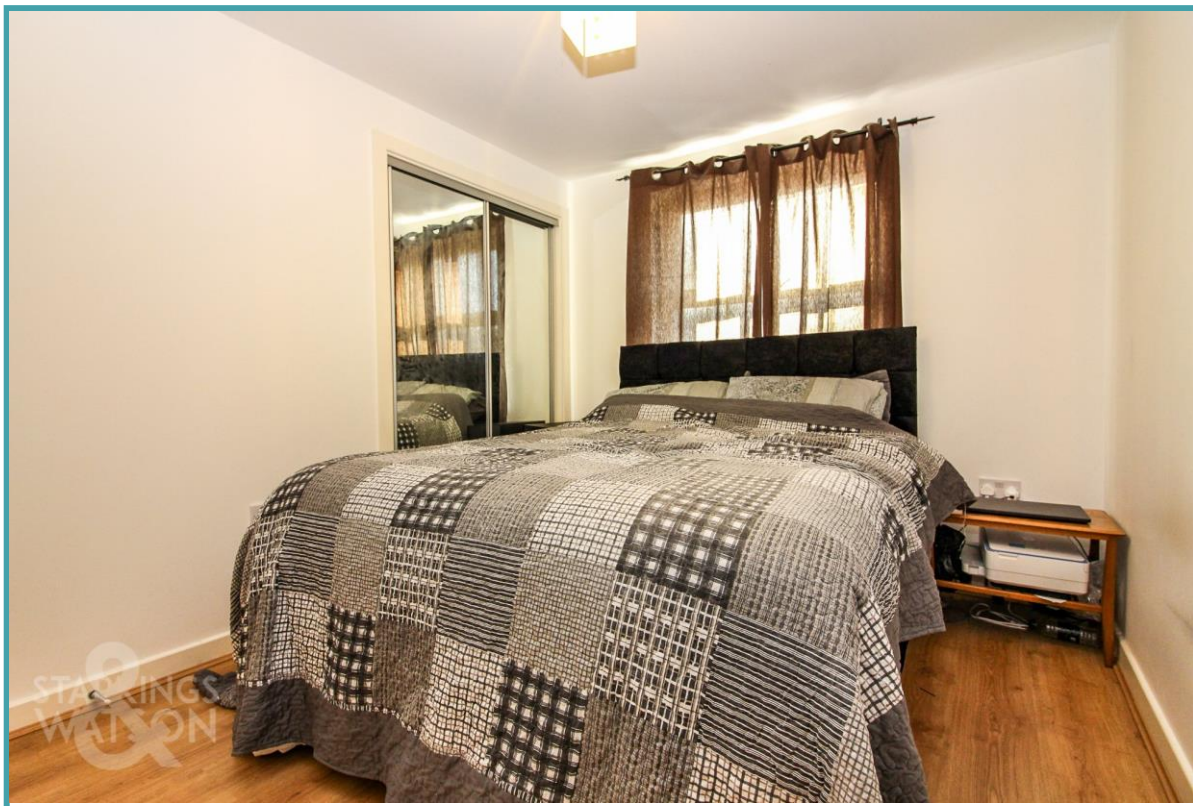
10' 7" x 8' 6" (3.23m x 2.59m) Wood effect flooring, radiator, uPVC double glazed window to rear, telephone point, built-in wardrobe, smooth ceiling, door to:

EN SUITE

Three piece suite comprising low level W.C., pedestal hand wash basin and mixer tap over, shower cubicle with thermostatically controlled shower, tiled walls, shaver point, wall mounted vanity mirror, extractor fan, vinyl flooring, radiator, smooth ceiling.



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FAMILY BATHROOM

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

DOUBLE BEDROOM

10' 7" x 10' Max (3.23m x 3.05m) Wood effect flooring, radiator, uPVC double glazed French doors to front, smooth ceiling.

SITTING/DINING ROOM

22' 7" x 12' Max (6.88m x 3.66m) Wood effect flooring, radiator, uPVC double glazed window to front, uPVC double glazed window to side, television point, smooth ceiling, opening to:

KITCHEN

22' 7" x 14' 5" Max (6.88m x 4.39m) 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 and extractor fan over, space for fridge/freezer, space for washing machine, wood effect flooring, radiator x3, uPVC double glazed window to side, 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.

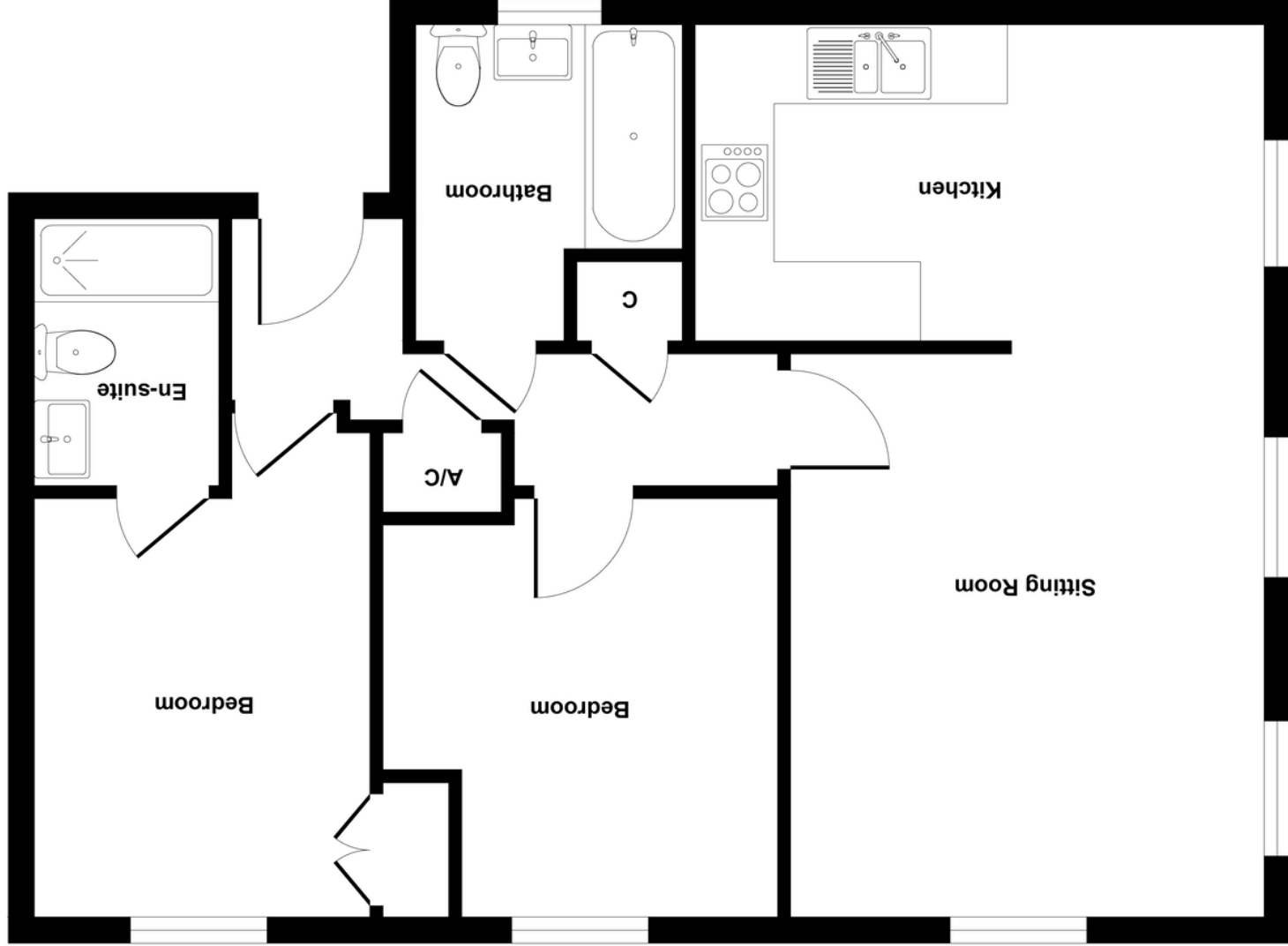
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Price:



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Floor Plan
Approximate Floor Area
656 sq. ft
(60.94 sq. m)
Approx. Gross Internal Floor Area 656 sq. ft / 60.94 sq. m