

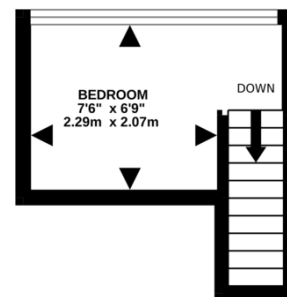
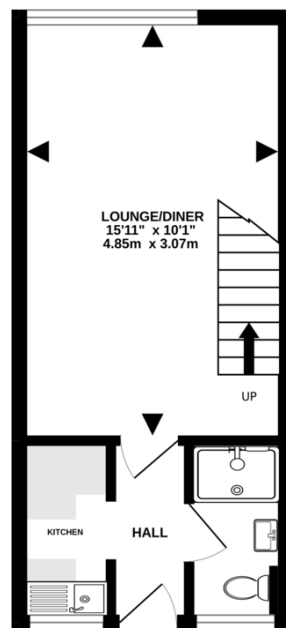


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	71	74
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			



FIRST FLOOR
228 sq.ft. (21.2 sq.m.) approx.

MEZZANINE
77 sq.ft. (7.2 sq.m.) approx.



TOTAL FLOOR AREA: 306 sq.ft. (28.4 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 guidance 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 is given as to their operability or efficiency can be given.
Made with Metreplan 62022

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.



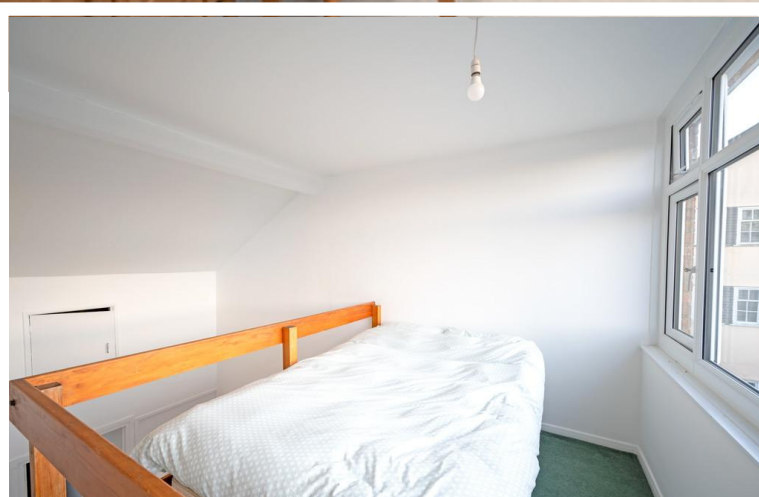
24 Mandells Court, Norwich, Norfolk, NR3 1AY

£115,000

- First Floor Studio Apartment
- Mezzanine Bedroom
- City Centre Location
- No Onward Chain
- EPC Rating C

A light and airy refurbished first floor studio apartment with a mezzanine bedroom, living/dining room, kitchen and stylish shower room. This property is located in the heart of the Medieval Quarter, close to Elm Hill, in a hidden courtyard setting with lovely views.

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Property Description

ENTRANCE HALL

UPVC dark wood effect entrance door with double glazed panel and a UPVC double glazed panel above. Wood flooring.

KITCHEN

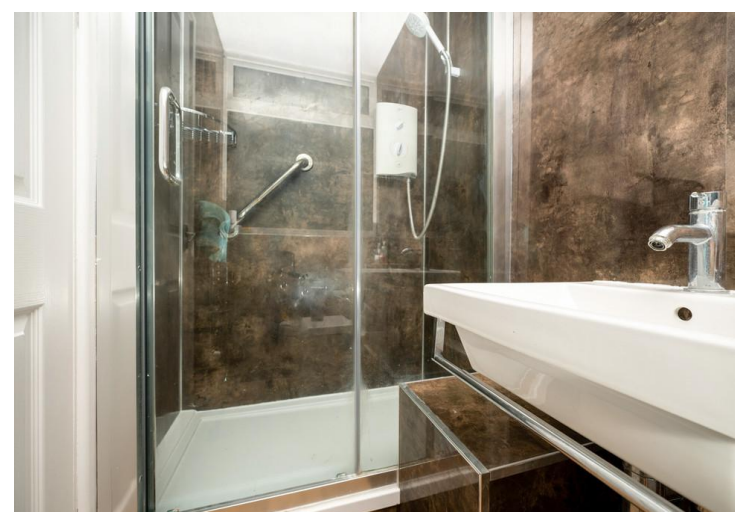
6' 10" x 3' 2" (2.08m x 0.97m) Worktops with cupboards below and a stainless steel single drainer sink with mixer tap and cupboards below. Tiled splashbacks. Matching wall cupboard. Electric cooker point. Wood flooring. UPVC double glazed window to front.

LOUNGE/DINER

15' 11" x 10' 1" (4.85m x 3.07m) Newlec programmable electric storage heater. Television point. Telephone point. High-level access door to loft space. Carpeted open tread stairs to mezzanine level. UPVC double glazed window to rear aspect.

SHOWER ROOM

6' 8" x 3' 8" (2.03m x 1.12m) Large shower cubicle with an electric shower unit and sliding screen door. White suspended wash basin with mixer tap. WC. Wood



flooring. Electric chrome towel radiator. UPVC double glazed window to front.

MEZZANINE BEDROOM

7' 6" x 6' 9" (2.29m x 2.06m) Large UPVC double glazed window with a lovely elevated view to rear.

OUTSIDE

Communal garden area.

AGENTS NOTES

Leasehold - the lease is for a term of 125 years from 1st September 1979 (82 years remaining). Mortgage Advice Bureau have advised that there are many mortgage options available for this property.

The Service Charge for the period 1st September 2022 to 28th February 2023 is £472.41 £944.82 per annum) The Ground Rent is £250 per annum. The Ground Rent is reviewed every 25 years of the lease term - next review is due in 2029.

Mains electricity, water and drainage are connected. Council Tax Band 'A' - Norwich City Council EPC Rating C