



Cotterall Court, Norwich - NR5 9AZ



Cotterall Court

Norwich, Norwich

NO CHAIN. This FIRST FLOOR APARTMENT is a great ready to go INVESTMENT LET with a TENANT IN SITU for the next year at £695pcm. The property has a lease with 88 years remaining and has some recent improvements which include a NEW CENTRAL HEATING BOILER, radiators, and shower in April 2022 - with the boiler benefiting from a remaining 10 year warranty! Stepping inside, the ENTRANCE HALL, built in storage cupboards and space for cloak and boot storage can be found. Doors then lead into the SHOWER ROOM which has a three piece suite including a thermostatically controlled shower. The property has HARD WEARING FLOOR COVERINGS for easy maintenance in almost all rooms with the bedroom featuring FITTED CARPET and a BUILT-IN WARDROBE with sliding doors. The GALLEY KITCHEN has space for appliances, with the SITTING ROOM including space for a small dining table and SOFT FURNISHINGS.

Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



- No Chain!
- First Floor Apartment
- Longwater Retail Park Close By
- Sitting Room with Window to Front
- Kitchen with Space for Appliances
- Shower Room
- Double Bedroom with Wardrobe
- Parking Close By

The Norwich City suburb of Clover Hill and Bowthorpe is situated just a few miles away from the City Centre. This thriving part of Norwich offers a wealth of local amenities including, shops, pubs, restaurants, doctor's surgeries and schools. This highly requested suburb is served with excellent transport links via both public transport and road links to the A47 and A11, whilst being close to the Norfolk & Norwich Hospital and the University of East Anglia.

SETTING THE SCENE

Cotterall Court is tucked away and accessed off Peverall Road within Clover Hill. As you turn off the main access road there is parking in the courtyard and hard-standing pathway leading to the front door. Once inside the hall, stairs lead to the main door.

THE GRAND TOUR

The entrance hall provides access to all rooms within this first floor apartment which has low maintenance floor coverings in almost all rooms. The hall has wood effect flooring and there is tiling in both the kitchen and shower room for ease when cleaning or when the property is returned to you after a successful letting.





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On your right is the double bedroom which has a built-in wardrobe with mirrored sliding doors which double the amount of light that comes in through the front facing window. Opposite this room is the shower room where you find a three piece suite with a thermostatically controlled shower set in a cubicle, low level W.C and a pedestal hand-wash basin. The kitchen and sitting room are located to the end of the apartment and could be opened up to create an open place space subject to getting relevant permissions from the freeholder. As it stands the kitchen has space for cooking appliances and white goods with the light provided through two windows facing to the rear. The sitting room is roomy yet cosy for nights and days spent on the sofa.

FIND US

Postcode : NR5 9AZ

What3Words : ///goods.rivers.lights

AGENTS NOTE

The annual service charge and ground rent are approximately £400 - £450 per annum (including ground rent of approx. £20). The lease has 89 years remaining.

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A hand holding a smartphone displaying a virtual tour interface. The screen shows a QR code icon at the top, a button labeled 'Enter virtual tour', and the 'STARKINGS WATSON' logo. The browser address bar shows 'starkingsandwatson.co.uk'. A QR code is also visible in the bottom left corner of the overall image.

20:22

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SCAN HERE FOR A VIRTUAL TOUR

Shower Room
5'9" x 5'6"
1.76 x 1.70 m

Kitchen
15'6" x 5'6"
4.75 x 1.68 m

Bedroom
12'4" x 9'8"
3.77 x 2.96 m

Sitting Room/Dining Room
11'8" x 14'6"
3.56 x 4.42 m

Approximate total area⁽¹⁾

481.66 ft²

44.75 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



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