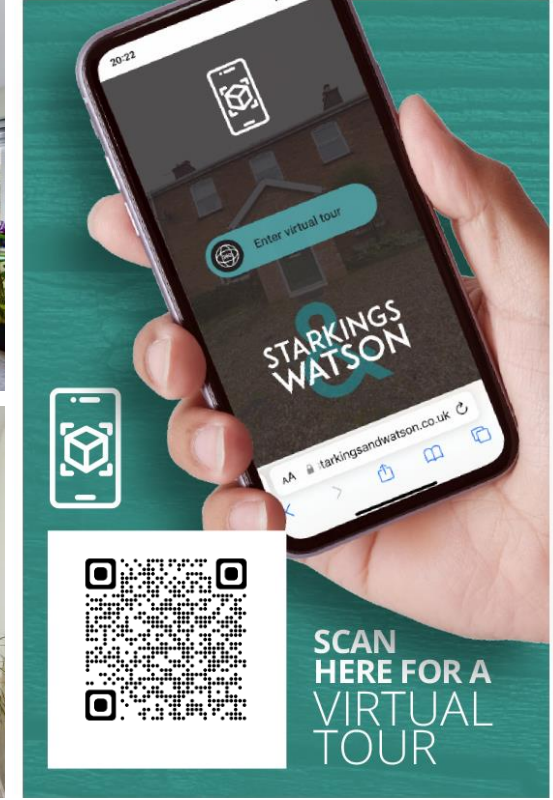


# BRAZEN GATE Norwich NR1 3SB

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
- Excellent Position in Norwich City
- 115 Year Lease
- Kitchen/Sitting/Dining Room
- Two Double Bedrooms
- Bathroom & En Suite Shower Room
- Permit Parking Close By

### IN SUMMARY

GROUND FLOOR APARTMENT with open plan living space and spanning over 650 Sq ft (stms). This includes a MAIN BEDROOM with EN SUITE SHOWER ROOM making this property an ideal FIRST TIME BUY but will also be an EXCELLENT INVESTMENT for letting. Enjoying a LOCATION with excellent access to NORWICH CITY CENTRE only a short walk away, 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 the door to a courtyard.

### SETTING THE SCENE

There are two approaches to this property with a communal entrance benefiting from a secure intercom system leading to the front door. As an alternative, there is an additional access which fronts Brazen Gate with steps leading to a parking area. This

way of entering the property would mean you step into the sitting room/kitchen instead of the entrance hall.

### THE GRAND TOUR

Once inside this apartment, if you are looking through the eyes of an investor or as a first time buyer you can see there is very little updating and maintenance required given the properties age. The carpets underfoot and the woodwork in the property are in good order, left with white walls meaning a purchaser has a blank canvas. On the right, the main bathroom has a three piece suite and half wall tiling behind the bath with a heated towel rail adjacent. The two double bedrooms have windows facing to the communal gardens and parking area and the main bedroom has an en suite shower room. The highlight of course is the open plan kitchen/sitting/dining area which can be divided with soft furnishings to create separate spaces in the room. The kitchen offers a contrasting range of wall and base level units with a built-in electric ceramic hob and electric oven. Fitted carpet and vinyl flooring separate the room, where there is space for a breakfast table.

### THE GREAT OUTDOORS

The property has communal grounds to front, side and rear which includes an area of lawn and hard standing parking spaces. A communal bike/bin store is on the ground floor of the building for storing a bike when not exploring all that Norwich has to offer.



To arrange an accompanied viewing please call our Centralised Hub on **01603 336116**



### OUT & ABOUT

Located in the heart of Norwich City Centre within convenient walking distance to the main shopping district, city college, train station and Riverside complex. A number of pubs, cafes, restaurants, cinema and bars can be found along with fantastic shopping outlets. Easy access to main road links can be found, in particular the A11 and A47.

### FIND US

Postcode : NR1 3SB

What3Words : ///dragon.ideal.divide

### VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

### AGENTS NOTE

Ground Rent is charged yearly and is approximately £250 PA. Service Charges can be charged yearly but equate to £99 PCM and the remaining lease has 115 years.

**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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**GIRAFFE 360**  
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

(1) Excluding balconies and terraces

Approximate total area (1)  
658.40 ft<sup>2</sup>  
61.17 m<sup>2</sup>

