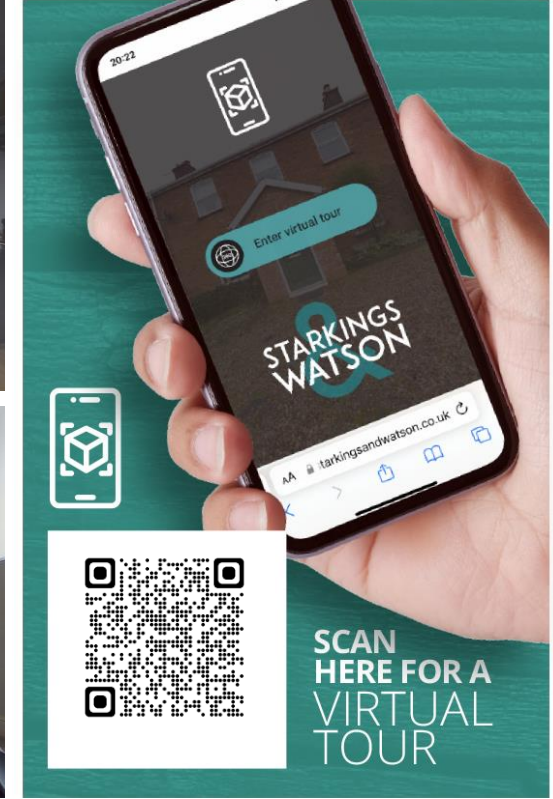


# TIPPERARY AVENUE Wymondham NR18 0ZA

Freehold | Energy Efficiency Rating : B

To arrange an accompanied viewing please pop in or call us on 01953 438838

# FOR SALE PROPERTY



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# STARKINGS & WATSON

- Top Floor Apartment
- Remainder of 999 Year Lease
- Low Service Charges
- Kitchen with Integrated Appliances
- Open Plan Sitting/Dining Room
- Bathroom & En Suite Shower Room
- Two Bedrooms
- Allocated Parking

### IN SUMMARY

NO CHAIN! TOP FLOOR APARTMENT with the remainder of a 999 year lease when built in 2020, including TWO PARKING SPACES and LOW SERVICE CHARGES. Spanning almost 600 Sq. ft (stms) and including a MAIN BEDROOM with EN SUITE SHOWER ROOM, this property is an ideal FIRST TIME BUY but will also be an EXCELLENT INVESTMENT for letting. Enjoying a LOCATION with excellent access to the A11 for commuters and a range of AMENITIES in WYMONDHAM itself. The accommodation comprises an ENTRANCE HALL, family bathroom with three piece suite, TWO DOUBLE BEDROOMS, with the highlight of this property being the OPEN PLAN SITTING/KITCHEN/DINING ROOM with INTEGRATED APPLIANCES, and the option to be easily divided with furniture to create SEPARATE SPACES.

### SETTING THE SCENE

This top floor apartment has a communal entrance hall with secure intercom system. There is a pedestrian footpath leading from the parking area to the ground floor entrance.

### THE GRAND TOUR

A composite entrance door leads from the communal hall in to the apartment which has an upgraded fitted carpet underfoot, built-in storage, smooth ceilings and recessed spotlighting. The first room on your left is the main bedroom which has an en suite shower room, and a space left for a freestanding or built-in wardrobe to be installed. The en suite has a shower cubicle, low-level WC and pedestal hand wash basin with mixer tap, whilst on your right hand side a stainless steel heated towel rail and an obscure uPVC double glazed window. The next room is the second bedroom, also double in size but currently used as a dressing area with space for a vanity table and a home office for those working from home. The family bathroom offers a three piece suite which has upgraded tiling now running all the way to the ceiling, with an electric shower and glazed shower screen. The open plan kitchen/sitting/dining room is divided in two sections by furniture, with a change in flooring between the sitting area - finished with a fitted carpet and the kitchen dining area with wood effect vinyl flooring. A breakfast bar has been added opposite the dishwasher and built-in fridge freezer, there is also a washer/dryer, built-in electric oven with gas hob and extractor fan above. the French doors in the sitting room open inwards, highlighting the view from the 'Juliet' style balcony.

### THE GREAT OUTDOORS

Allocated parking is provided.



To arrange an accompanied viewing please call our Wymondham Office on **01953 438838**



#### OUT & ABOUT

The property is located in the market town of Wymondham, and within walking distance to a very good range of everyday amenities including shops, leisure centre and doctors surgery. Situated approximately 10 miles south west of Norwich, fantastic access leads to the A11. The town also has a railway station with direct trains to Norwich to Cambridge. Excellent schooling can be found at Wymondham College & Wymondham High School, both are highly thought of within the area.

#### FIND US

Postcode : NR18 0ZA

What3Words : ///wades.universal.dugouts

#### VIRTUAL TOUR

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

#### AGENTS NOTE

The lease for this apartment commenced on 1st January 2018 for a term of 999 years. Service charge and ground rent for this year were in the region of £1029.20.

**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:



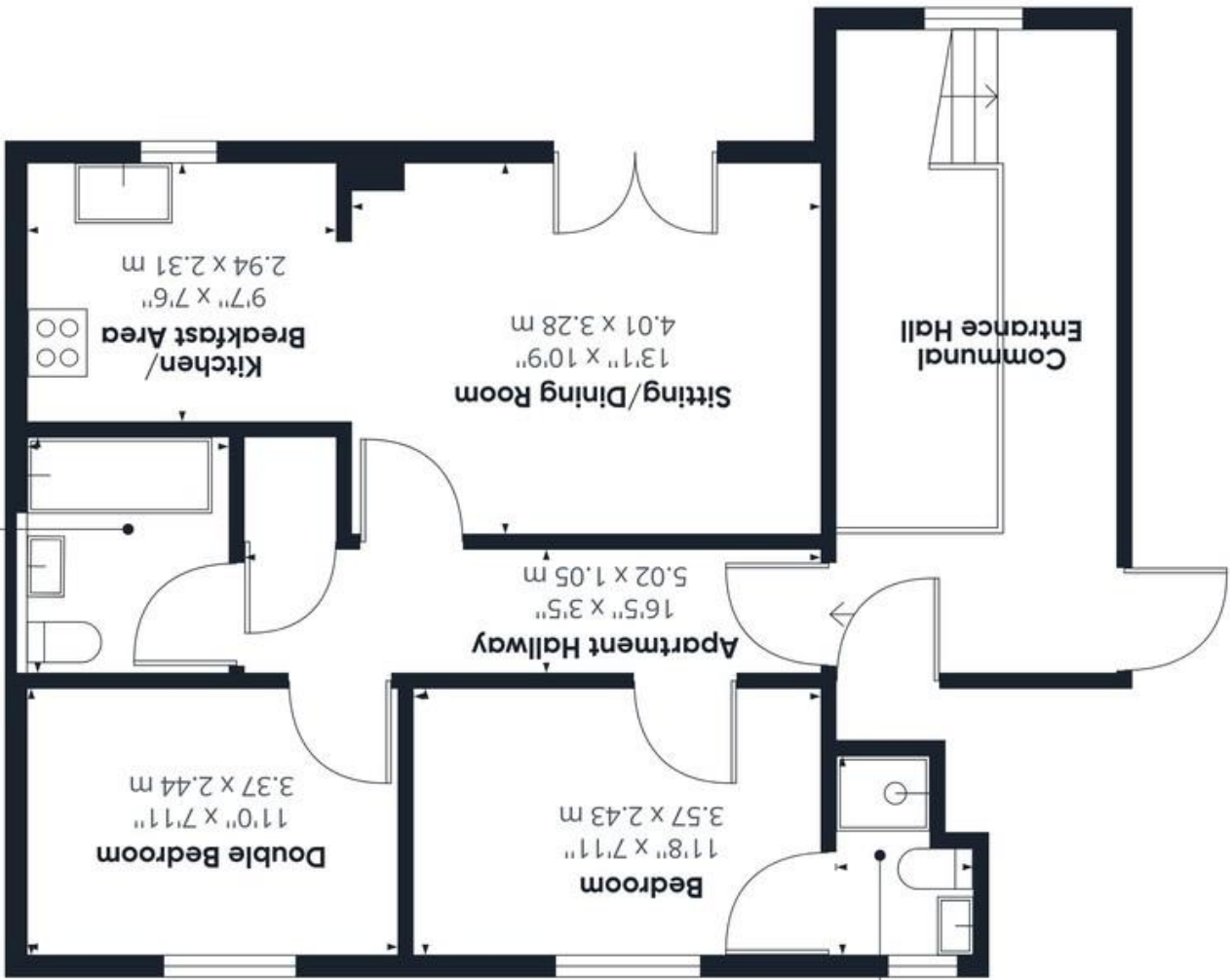
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GIRAFFE 360

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



En Suite Shower Room  
4'4" x 6'2"  
1.34 x 1.89 m

Bedroom  
11'8" x 7'11"  
3.57 x 2.43 m

Double Bedroom  
11'0" x 7'11"  
3.37 x 2.44 m

Bathroom  
5'7" x 6'8"  
1.72 x 2.05 m

Apartment Hallway  
16'5" x 3'5"  
5.02 x 1.05 m

Sitting/Dining Room  
13'1" x 10'9"  
4.01 x 3.28 m

Kitchen/  
Breakfast Area  
9'7" x 7'6"  
2.94 x 2.31 m

Communal  
Entrance Hall

Approximate total area (1)

539.72 ft<sup>2</sup>  
50.14 m<sup>2</sup>