

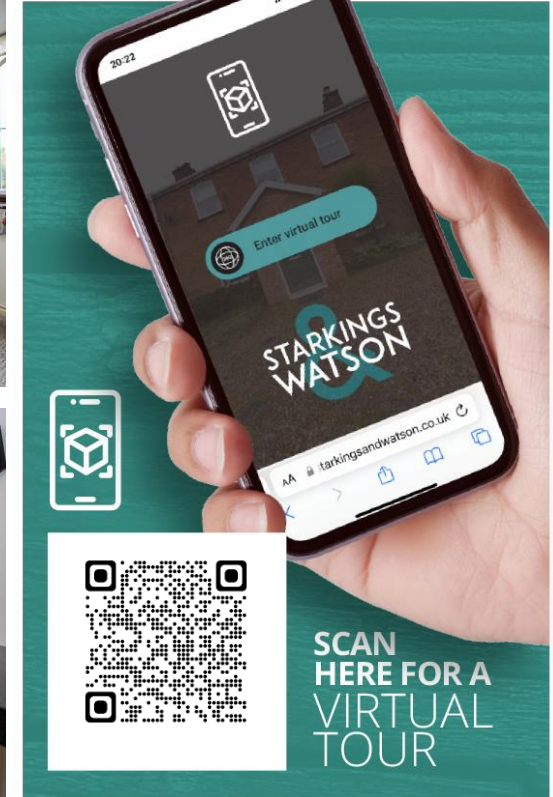
# CHAPEL COURT

## Globe Lane, Blofield NR13 4JW

Leasehold | Energy Efficiency Rating : C

To arrange an accompanied viewing please pop in or call us on 01603 336556

# FOR SALE PROPERTY



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# STARKINGS & WATSON

- First Floor Apartment
- Sitting Room with Open Views
- Updated & Modernised Kitchen
- Two Double Bedrooms
- Shower Room
- Close to A47 & Village Amenities
- Communal Gardens
- Allocated Parking & Storage Shed

Offering OVER 700 SQ FT (stms), this SPACIOUS and BRIGHT FIRST FLOOR apartment is an IDEAL FIRST BUY or INVESTMENT PURCHASE. Within a SHORT WALK you will be in the HEART of the VILLAGE with its AMENITIES, SHOPS and PUB. Once inside you will find a SPACIOUS ENTRANCE HALL with TWO GENEROUS STORAGE CUPBOARDS, FULLY FITTED KITCHEN, 14' SITTING ROOM with LARGE WINDOWS flooding the space with NATURAL LIGHT, SHOWER ROOM which has been recently UPDATED, and TWO 12' DOUBLE BEDROOMS which complete the apartment - with the LARGER offering FITTED WARDROBES. ALLOCATED PARKING can be found to the left on the building along with a BRICK BUILT STORAGE SHED.

#### LOCATION

The Broadland Village of Blofield is situated East of the City of Norwich. The Village provides good transport links via both the Brundall and Lingwood railway stations along with regular buses travelling to both Norwich and Great Yarmouth. The village itself offers a wide range of amenities including a village school, local shops, garden centre, medical practice,

chemist and a public house. Blofield is conveniently located close to the Norfolk Broads and its extensive range of Leisure and Boating activities.

#### DIRECTIONS

You may wish to use your Sat-Nav (NR13 4JW), but to help you...Leave Norwich via the A47 heading toward Great Yarmouth. Upon reaching the Brundall roundabout take the second exit heading toward Blofield on the Yarmouth Road. At the traffic lights turn left onto The Street and then take the first left onto Garden Road. Follow to the end and turn right onto Globe Lane, and take the second right onto Chapel Court where the property will be found straight ahead.

The building is approached via a hard standing pathway stepping up into towards the main entrance door which opens into a communal hallway, with a flight of stairs leading to the first floor where you will find the apartment.

Entrance door to:

#### ENTRANCE HALL

Fitted carpet, radiator, built-in storage cupboard, smooth ceiling with loft access hatch.

#### KITCHEN

9' 7" x 6' 11" (2.92m x 2.11m) Fitted range of wall and base level units with complementary rolled edge work surfaces and inset stainless steel sink and drainer unit with mixer tap, inset electric hob, built-in electric



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double oven and extractor fan over, space for fridge/freezer, wood effect flooring, radiator, uPVC double glazed window to front, coved ceiling.

#### DOUBLE BEDROOM

11' 6" x 10' 9" (3.51m x 3.28m) Fitted carpet, radiator, double glazed window to rear, built-in double wardrobe, coved ceiling.

#### DOUBLE BEDROOM

12' 10" x 8' 9" (3.91m x 2.67m) Wood effect flooring, radiator, double glazed window to rear, television point, coved ceiling with recessed spotlights.

#### SHOWER ROOM

Three piece suite comprising low level W.C, wall mounted hand wash basin, shower cubicle with thermostatically controlled shower and glazed shower screen, tiled walls, shaver point, tiled flooring, radiator, obscure double glazed window to side, coved ceiling.

#### SITTING/DINING ROOM

14' 11" x 11' 10" (4.55m x 3.61m) Fitted carpet, radiator, uPVC double glazed window to front, television and telephone points, coved ceiling with recessed spotlights.

#### OUTBUILDING

The property benefits from having a brick built shed.

#### AGENTS NOTES

Please be advised the property is leasehold with 91 years remaining (125 years from 1 January 19891). Service charges are in the region of £996.64 PA.

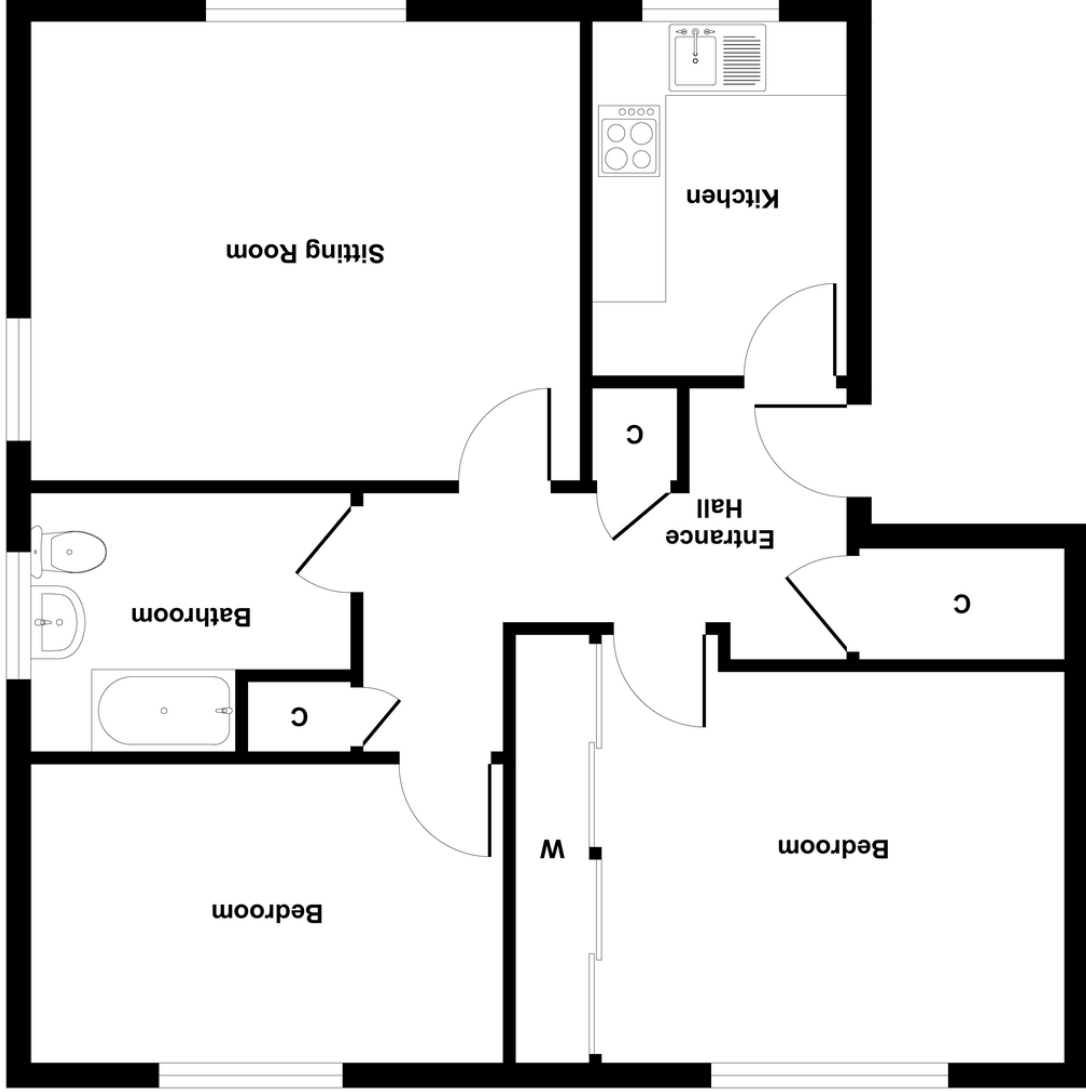
**Disclaimer:** Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

Price:



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Floor Plan  
Approximate Floor Area  
706 sq. ft.  
(65.58 sq. m)  
Approx. Gross Internal Floor Area 706 sq. ft / 65.58 sq. m