

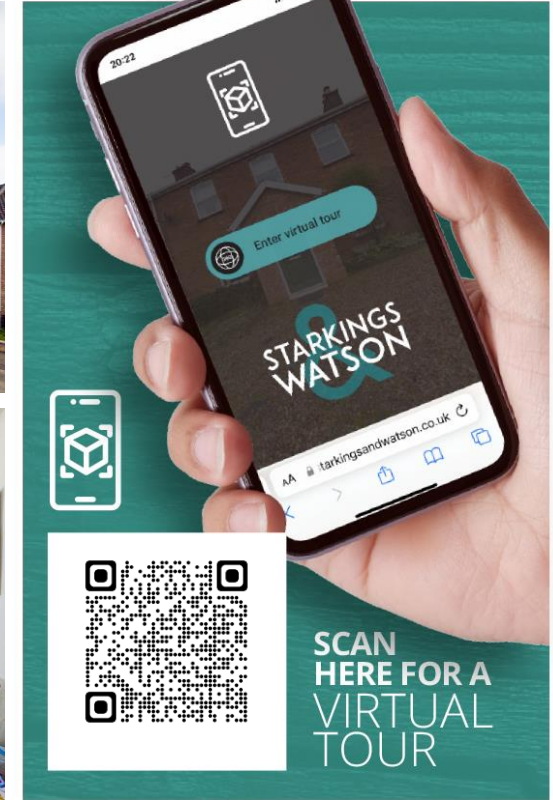
SOUTHWELL ROAD

Norwich NR1 3HU

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

- Sold with Tenants in Situ or Vacant Possession
- Let for £750 PCM to Professionals
- Top Floor Flat
- Balcony & Storage Shed
- Sitting/Dining Room
- Kitchen
- Two Double Bedrooms
- Family Bathroom with Shower

### IN SUMMARY

**SOLD WITH TENANTS IN SITU OR VACANT POSSESSION.** This top floor flat has been a **LONG TERM RENTAL PROPERTY** to **AVIVA EMPLOYEES**. With **PROFESSIONAL TENANTS** in place, the property is let for **£750 PCM**, with **EASY** to **MAINTAIN** accommodation, including residents parking and a **STORAGE SHED**. The accommodation includes a **HALL ENTRANCE**, sitting/dining room with **BALCONY**, kitchen, **FAMILY BATHROOM** with **SHOWER**, and **TWO DOUBLE BEDROOMS** - all within **WALKING DISTANCE** to the **CITY CENTRE**.

### SETTING THE SCENE

This well maintained block is run by the local authority, with residents parking and a brick built storage shed. A secure intercom entrance leads to the top floor.

### THE GRAND TOUR

Stepping inside the carpeted hall entrance, a built-in storage cupboard can be found to your left, and one further along, with doors leading to all other rooms. On your left, the family bathroom offers a shower over the bath, with tiled splash backs and flooring. Two double bedrooms can be found to your right, both with uPVC double glazed windows and radiators - one offers a built-in storage cupboard. The kitchen is fully fitted with space for white goods, whilst the gas fire central heating boiler is located to one side. The sitting/dining room is also carpeted, and offers space for a table, and soft furnishings. A uPVC double glazed door opens to a balcony - the perfect size for a bistro set.

### THE GREAT OUTDOORS

Communal gardens wrap around the property, with residents parking and a brick built storage shed.

### OUT & ABOUT

Located in the heart of Norwich City Centre to provide an urban retreat, whilst being far enough away from the hustle and bustle, but 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.



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



#### FIND US

Postcode : NR1 3HU

What3Words : ///engage.skill.clips

#### VIRTUAL TOUR

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

#### AGENTS NOTE

Service charges in the region of £500 PA are due, with the ground rent being £10 PA. The lease remaining is in the region of 93 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<sup>(1)</sup>  
618.36 ft<sup>2</sup>  
57.45 m<sup>2</sup>

