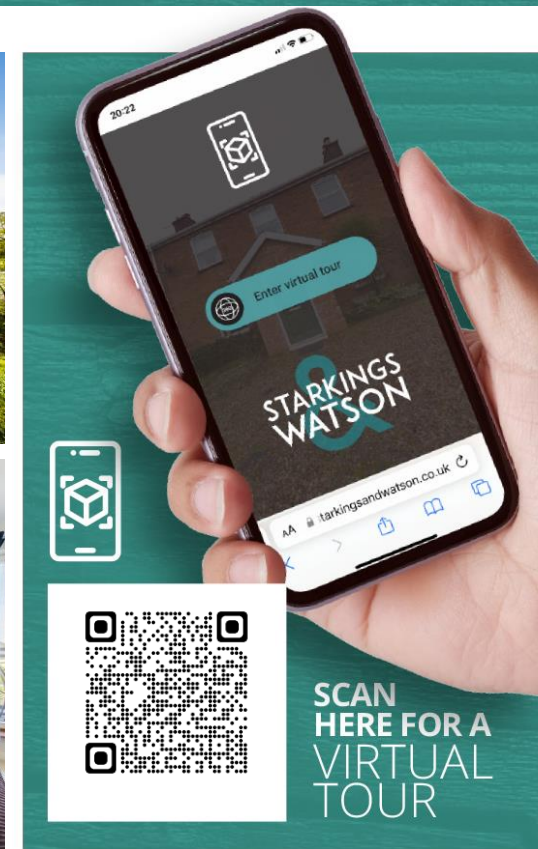
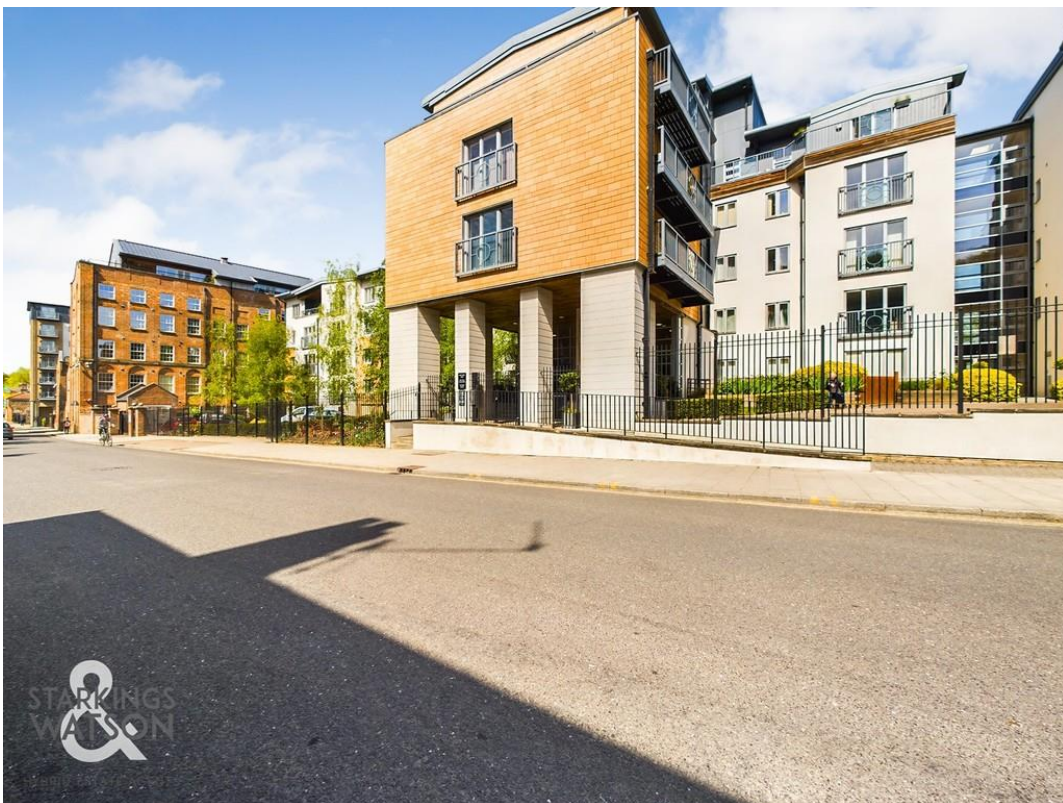


# NEW HALF MOON YARD King Street, Norwich NR1 2TL

Leasehold | Energy Efficiency Rating : C

To arrange an accompanied viewing please pop in or call us on 01603 336116

# FOR SALE PROPERTY



For our full list of available properties, or for a FREE INSTANT online valuation visit

[starkingsandwatson.co.uk](http://starkingsandwatson.co.uk)



# STARKINGS & WATSON

- Duplex Penthouse Apartment
- 22' River Fronted Balcony
- Open Plan Sitting/Dining Room
- Fitted Kitchen with Appliances
- Three Bedrooms
- Cloakroom, En Suite & Bathroom
- Long Leasehold (Remainder of 999)
- Parking for Two Vehicles

### IN SUMMARY

NO CHAIN. This LONG LEASEHOLD PROPERTY (remainder of 999 year lease) offers TWO RIVER FRONTED BALCONIES, tandem ALLOCATED PARKING for TWO VEHICLES and a DUPLEX INTERIOR over TWO FLOORS. Ready to MOVE IN, this sizeable home offers a FLEXIBLE LAYOUT and OPEN PLAN LIVING, all centred on the VIEWS across the CITY SKYLINE. Heading in the main entrance, the hallway offers STORAGE and doors to THREE BEDROOMS and the family bathroom. Two bedrooms LEAD OUT onto the BALCONY, with the main bedroom also EN SUITE. Heading upstairs, the SITTING ROOM offers ample dining space, along with a WALK-OUT BALCONY and storage, along with a cloakroom, and FULLY FITTED KITCHEN.

### SETTING THE SCENE

The property is tucked away behind a secure gated access, with an entry telecom system providing access to the main communal entrance. Steps lead to the inner hallway where the main entrance door can be found, which in turn leads to the lifts and stair access.

### THE GRAND TOUR

Stepping inside, the lower level is the bedroom level, with a central hall offering a fitted carpet and two built-in storage cupboards. To your right, the immaculately presented family bathroom can be found, with tiled splash backs and wood effect flooring. The three piece suite is a white finish, with a shower over the bath. Next door one of the double bedrooms has been re-purposed as a home office, with fitted carpet, and ample space for a bed. The next double bedroom offers a range of built-in storage and full length window and doors onto the balcony, with views across the river and city landscape. The last bedroom also offers a range of built-in wardrobes and matching doors to the walk-out balcony - with full length windows. The en suite is a modern three piece suite, with a shower cubicle, tiled splash backs and a heated towel rail. The hallway offers stairs leading to the top floor, with the landing offering a built-in storage cupboard and fire escape. The other rooms include a cloakroom with half tiled walls, the sitting room and kitchen. Firstly, the kitchen offers a full range of wall and base level units with under cupboard lighting, integrated electric ceramic hob and built-in electric double oven, integrated dishwasher and washing machine. Lastly, the sitting room offers ample space for dining and soft furnishings, with two sets of doors to the main balcony, with space for outside seating and twin built-in storage cupboards.



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



### THE GREAT OUTDOORS

The bedroom balcony offers a walk-out space to enjoy the view, whilst the top floor balcony extends to some 22' with space for a table, and built-in storage. Underground parking is provided for two vehicles.

### 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 football ground, train station and Riverside complex. A number of pubs, cafes, restaurants, cinema and bars can be found along with a fantastic shopping outlet. Easy access to main road links can be found in particular the A11 and A47.

### FIND US

Postcode : NR1 2TL

What3Words : ///rarely.such.offers

### VIRTUAL TOUR

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

### AGENTS NOTE

We are advised the property is offered leasehold with the remainder of a 999 year lease. Service charges are in the region of £4081.77 PA. Following recent changes in legislation and a fire safety report, various works are required to the building, and we are therefore advised that the property cannot be mortgaged at present. The managing agents are working with the board of directors to organise and complete the relevant works. The ground rent is charged at £150 PA. For further clarification please contact our office.

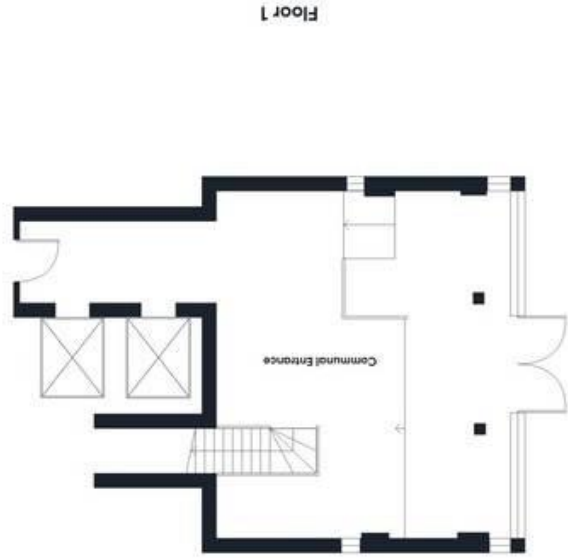
**Disclaimer:** Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential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

Price:



For our full list of available properties, or for a FREE INSTANT online valuation visit

[starkingsandwatson.co.uk](http://starkingsandwatson.co.uk)



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)  
 1203.36 ft<sup>2</sup>  
 111.80 m<sup>2</sup>