

SCOTT ROAD

# Norwich NR1 1YR

Leasehold | Energy Efficiency Rating : TBC

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

# FOR SALE PROPERTY



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- Top Floor Flat
- Allocated Parking
- Rear Facing Balcony
- Sitting/Dining Room
- Kitchen with Integrated Cooking Appliances
- Two Bedrooms
- Family Bathroom with Shower
- Walking Distance to City Centre

### IN SUMMARY

This TOP FLOOR flat sits towards the front of THORPE PARK, with ALLOCATED PARKING and a BALCONY to rear. Within WALKING DISTANCE to the City Centre, the property has been WELL MAINTAINED and offers SPACIOUS ACCOMMODATION - all accessed from well kept communal spaces. Inside you will find TWO BEDROOMS, an entrance hall, family bathroom with TILED SPLASH BACKS and a SHOWER over, the main SITTING/DINING ROOM with a DOOR to the BALCONY, and the FITTED KITCHEN with integrated cooking appliances.

### SETTING THE SCENE

With communal gardens and the allocated parking to front, a secure entrance door leads to the communal space, with stairs to the top floor.

### THE GRAND TOUR

Heading upstairs to the top floor, a door opens into the entrance hall for the flat. With fitted carpet under foot and coat storage space to the right, doors lead off to the main rooms. Starting to the left you find

the family bathroom with a three piece suite including tiled splash backs, a shower over the bath and cupboard storage under the sink. The two bedrooms are located to front, one being a good sized single, and the other a double bedroom with a recess for a large wardrobe. Back to the hall, a door leads to the open plan sitting/dining room, with fitted carpet, window to rear and door to the balcony. The kitchen is adjacent, with a range of wall and base level units, inset electric ceramic hob and built-in electric oven, with the wall mounted gas fired central heating boiler to one corner.

### THE GREAT OUTDOORS

A partly enclosed balcony leads off the sitting room with far reaching views. The allocated parking can be found to front.

### OUT & ABOUT

Located on the eastern fringes of Norwich City Centre providing an urban retreat, whilst being far enough away from the hustle and bustle, but within convenient walking distance to the train station, 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 1YR

What3Words : ///gross.bricks.prices



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



#### VIRTUAL TOUR

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

#### AGENTS NOTE

We are advised there is approximately 90 years left on the lease. The ground rent and services charges of £780.00 per annum are charged in two combined payments every six months.

**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>  
519.28 ft<sup>2</sup>  
48.24 m<sup>2</sup>

