



57 Chapel Field East  
Norwich NR2 1SF

**BROWN & CO**







# 57 Chapel Field East, Norwich NR2 1SF

A great opportunity to acquire a two bedroom duplex apartment in the heart of Norwich City centre

Offers In Excess of £275,000



## DESCRIPTION

A superb two bedroom top floor duplex apartment located perfectly for the City Centre. This stunning property offers picturesque views over Chapelfield Gardens where there is a wealth of mature trees. You access the property via a secure entry system from Chapel Field East into the main lobby. There is lift access or stairs to the top floor where the property is located. The property also benefits from a secure gated parking space.

No. 57 comprises a spacious entrance hall with downstairs W/C, large living / dining area with Juliette balcony overlooking Chapelfield Gardens, fully equipped kitchen, two double bedrooms one of which benefits from an en-suite shower room. The first floor also benefits from a good sized family bathroom.

Services: Believed to be connected to all mains services.

82 years remaining on the lease.

Service charge: £3,064.54 p.a.

## LOCATION

Chapel Field East boasts city centre living with lots of excellent shops, cafes, restaurants and of course the Theatre Royal on your doorstep. Overlooking Chapelfield Gardens this is great opportunity to acquire a wonderful apartment in the city.

## DIRECTIONS

Travelling up Grapes Hill approaching the Chapelfield roundabout take the second exit onto Chapel Field North. Continue onto Theatre Street and then take the first right onto Chapel Field East. Go over the first roundabout and the apartment is located in a block on the left hand side.

## AGENT'S NOTES

(1) The photographs shown in this brochure have been taken with a camera using a wide angle lens and therefore interested parties are advised to check the room measurements prior to arranging a viewing.

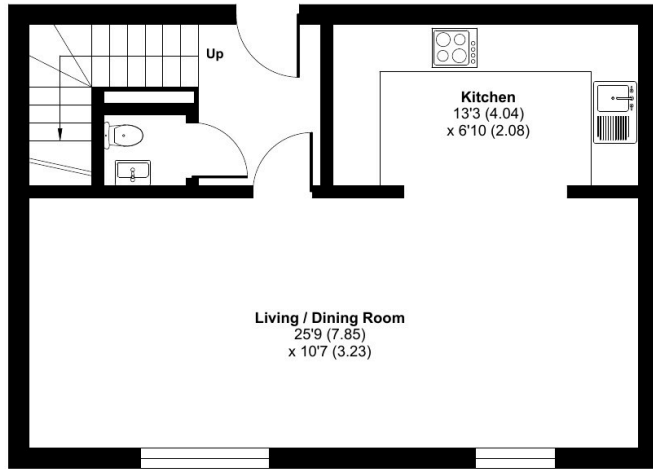
(2) Intending buyers will be asked to produce original Identity Documentation and Proof of Address before solicitors are instructed.

**VIEWING: Strictly by prior appointment through the selling agents' Norwich Office. Tel: 01603 629871.**

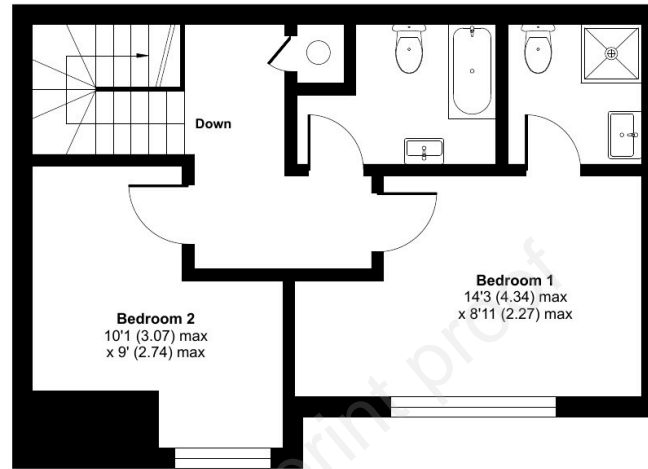
Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

# Chapel Field East, Norwich, NR2

Approximate Area = 889 sq ft / 82.5 sq m  
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2023. Produced for Brown & Co. REF: 987555

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