

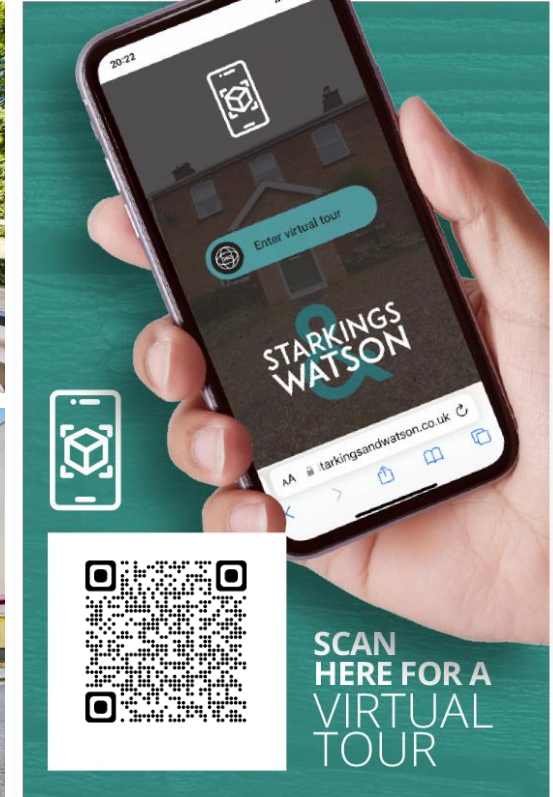
# CHAPELFIELD EAST

## Norwich NR2 1SF

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

- No Chain!
- Opposite Chapelfield Gardens
- Positioned on Upper Ground Floor
- Immaculately Presented
- Open Plan Kitchen/Living
- Double Bedrooms with Tree Lined View
- Three Piece Family Bathroom
- Lift in Situ & Underground Parking

### IN SUMMARY

NO CHAIN. This upper ground floor apartment with PARKING offers views across CHAPELFIELD GARDENS from the 33ft long BALCONY TERRACE. With a LIFT access in the communal areas, this property would suit PURCHASERS OF ALL AGES - with easy access to all floors and the BASEMENT PARKING. The accommodation offers an OPEN PLAN KITCHEN/LIVING SPACE, hallway, FAMILY BATHROOM and the DOUBLE BEDROOM which also overlooks CHAPELFIELD GARDENS.

### SETTING THE SCENE

As you enter the communal entrance hall, straight ahead there is both a set of steps to the upper ground floor and a lift which goes to all floors, including the parking level. On the upper ground floor, there is a hallway and door straight ahead which takes you to the apartment.

### THE GRAND TOUR

Stepping inside, this property is low maintenance with hard wearing flooring in the high traffic areas. On the

left, the family bathroom has a three-piece suite which includes a bath and shower over, low-level WC and a hand wash basin. There is also a built-in storage cupboard and back into the hallway, doors connect to the double bedroom and open plan sitting/kitchen/dining room. The main bedroom has space for a king size bed, bedroom furniture and has a great view of the tree lined Chapelfield gardens. This view can also be enjoyed from the kitchen/sitting/dining room with French doors to access the balcony. The kitchen has wall and base level cabinets with integrated appliances which includes an oven, hob, extractor fan, fridge, freezer and washer/dryer and microwave. This apartment would make an excellent investment or second home, as well as being something suitable for a first time buyer.

### THE GREAT OUTDOORS

Passing through the French doors from the sitting room onto the balcony/dining terrace, there is plenty of space for both a garden lounge and dining set given that the balcony extends to some 33ft across the rear.

### 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



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access to main road links can be found, in particular the A11 and A47.

#### FIND US

Postcode : NR2 1SF

What3Words : ///locate.steep.mount

#### VIRTUAL TOUR

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

#### AGENTS NOTE

There are 82 years remaining on the lease. Service charges are approximately £1383.60 per annum, which include the CLEANING and PRESENTATION of the communal areas and exterior frontage. The property has had its External Wall System Fire Review (ESW) and holds a B1 cladding status which means no remedial works are required.

**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.

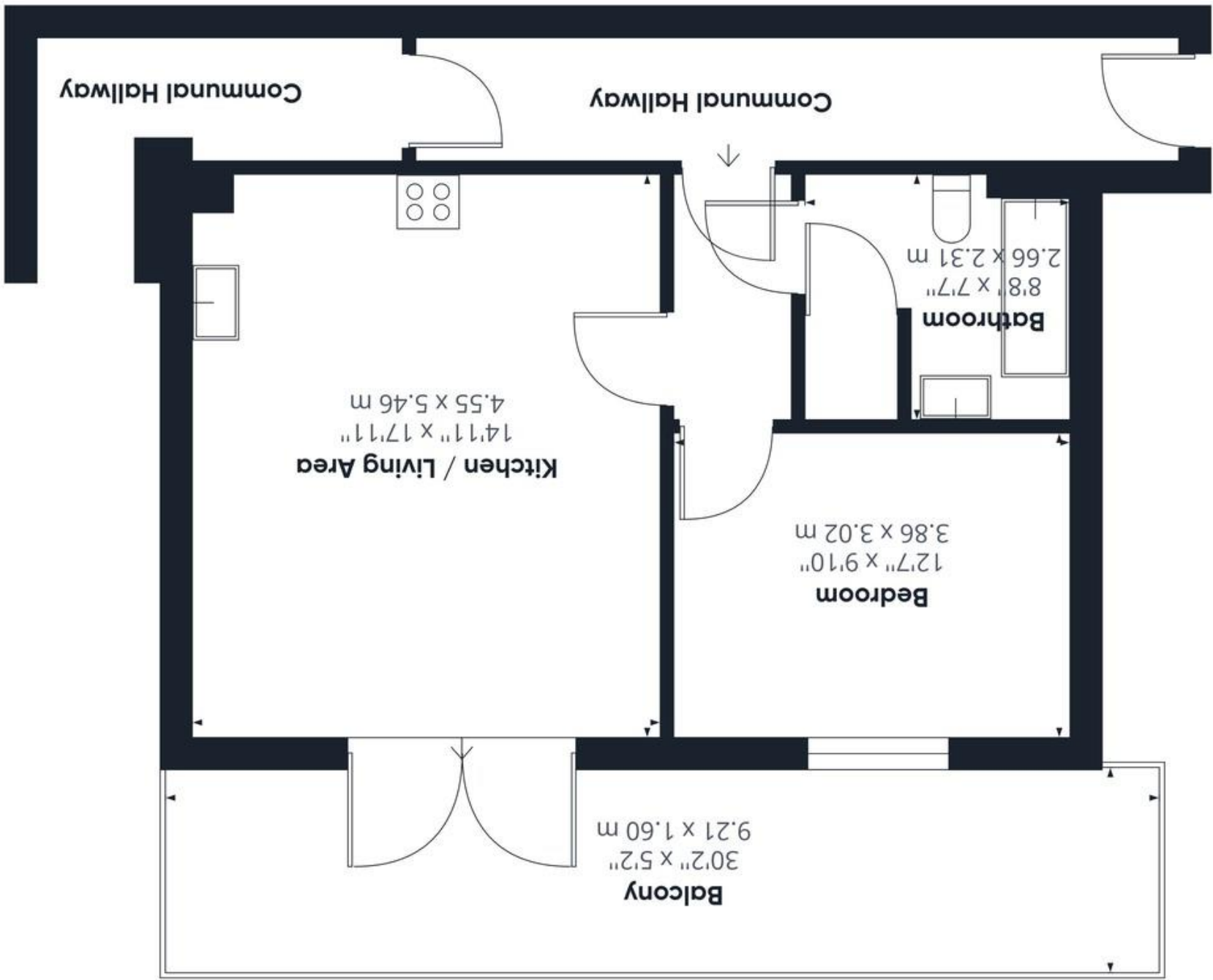
Price:



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Floor 1



Approximate total area<sup>(1)</sup>  
498.72 ft<sup>2</sup>  
46.33 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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