



28 Benjamin Gooch Way
Norwich, Norfolk, NR2 2TL

BROWN & CO



28 Benjamin Gooch Way, Norwich, Norfolk, NR2 2TL

Superb ground floor apartment in central location.

£199,950



DESCRIPTION

No. 28 Benjamin Gooch Way comprises a delightful one-bedroom mezzanine style apartment positioned within a gated, secure setting and within striking distance of Norwich City Centre.

The apartment is positioned on the ground floor and enjoys an open plan feel incorporating the sitting/dining room with the kitchen area. The staircase provides access to a super upper bedroom with en-suite bathroom and walk-in wardrobe. The bedroom enjoys a galleried aspect overlooking the sitting room.

A particular feature of the apartment are the French doors which open to provide a view over the car park area. There is parking for one vehicle within the gated parking area.

This is a lovely opportunity to live in a secluded environment and will be of interest to buyers' keen on city living whilst benefiting from good access links out of Norwich via the Newmarket Road.

Tenure – Leasehold. Length of lease – 114 years.

Service charge – 01 Jan 23 – 31 Dec 23 - £2793.41 per annum (building insurance and heating are included within the service charge).

Ground rent – £351 per annum as of 2023.

Managing agents – NRM.

Local authority – Norwich City Council.

Services – Mains water, mains electricity, mains drainage, mains gas central heating (billing is on a shared arrangement between 7 other apartments and included within the service charge).

LOCATION

The property is situated within walking distance of the centre of Norwich with all its local shopping, transport facilities and cultural amenities and close to Newmarket Road with easy access to the inner and outer ring roads. The A11 trunk road and Norwich southern bypass are within easy reach.

DIRECTIONS

Best approached from the centre of Norwich or via the inner ring road. At the roundabout at the top of St Stephens take the exit into Chapelfield Road, take the next left into Wessex Street and follow the road round until you reach Benjamin Gooch Way. Access to the property is either at the side of the building or via the gated parking entrance.

AGENT'S NOTES:

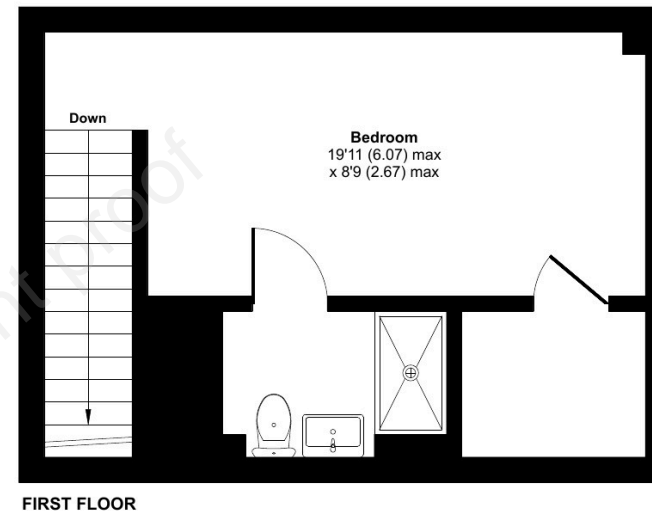
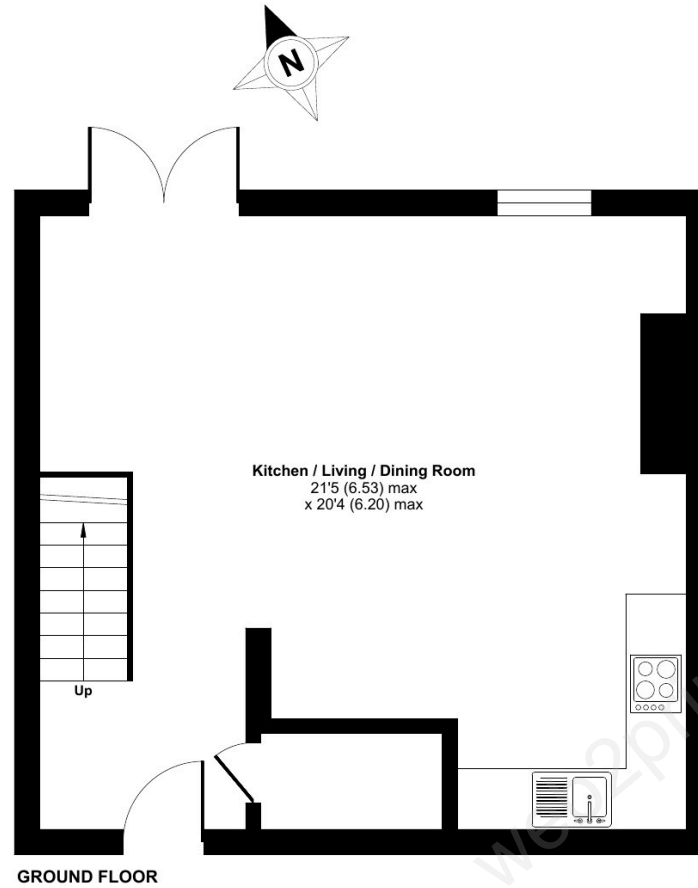
- (1) The photographs shown in this brochure have been taken with a camera using a wide angle lens and therefore interested parties are advised to check the room measurements prior to arranging a viewing.
- (2) Intending buyers will be asked to produce original Identity Documentation and Proof of Address before solicitors are instructed.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	73 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Benjamin Gooch Way, Norwich, NR2

Approximate Area = 714 sq ft / 66.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncheocom 2023. Produced for Brown & Co. REF: 1048672

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