

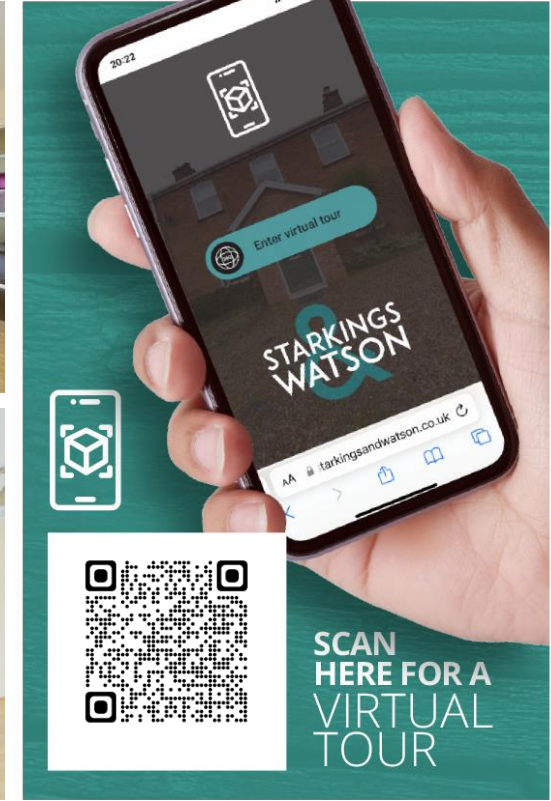
MAGNOLIA WAY

Queens Hill, Costessey NR8 5EH

Leasehold | Energy Efficiency Rating : C

To arrange an accompanied viewing please pop in or call us on 01603 336446

FOR SALE PROPERTY



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- No Chain!
- First Floor Flat
- Allocated Parking
- Landing with Storage
- Open Plan Living/Kitchen
- Two Double Bedrooms
- Family Bathroom with Shower
- Country Park Walks Close-by

IN SUMMARY

NO CHAIN. This FIRST FLOOR FLAT has been an IDEAL INVESTMENT but would also make a GREAT FIRST BUY. Tucked away, with ALLOCATED PARKING OPPOSITE and with a remaining 132 year lease, manageable service charges and ground rent in the region of £500 PA ensure the property is easy to run. Finished with GAS FIRED CENTRAL HEATING and double glazing, BUILT-IN STORAGE can be found in the hall, with the accommodation including a 19' DUAL ASPECT sitting/dining room with KITCHEN, two double bedrooms and the family bathroom with a SHOWER over the bath. Only a SHORT WALK to the COUNTRY PARK, an abundance of WALKS can be found within minutes from your front door!

SETTING THE SCENE

Within a residential cul-de-sac, the property is tucked in the corner, with allocated parking opposite. The unassuming entrance is simply the front door, but upon entry the property opens up, and with its elevated position, enjoys a bright and inviting interior.

THE GRAND TOUR

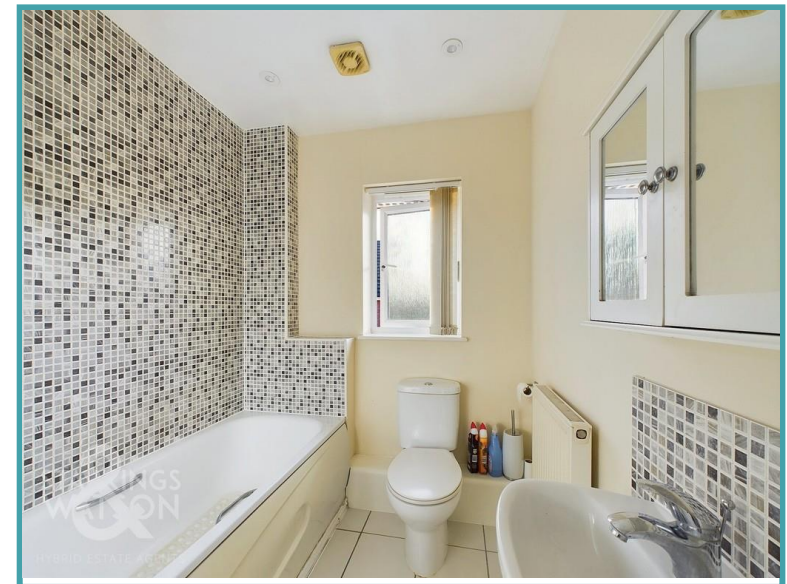
The front door opens to the self-contained ground floor entrance, with a carpeted entrance with stairs rising up. With a radiator installed, you could easily create wall mounted storage for coats etc. Heading up, the landing includes two built-in storage cupboards and the loft access hatch. To your left, the open plan living space can be found, with an easy to maintain wood effect flooring and dual aspect uPVC double glazed windows to front and rear. Ample space is provided for soft furnishings and a table, with the kitchen units running down one wall, with storage at ground and wall level, integrated cooking appliances and space for a fridge/freezer and washing machine. The gas fired central heating boiler is located in the corner. The two bedrooms are both carpeted and finished with a radiator and uPVC double glazed window. Lastly, the family bathroom is finished with a three piece suite and tiled splash backs, with a shower and glazed screen over the bath.

THE GREAT OUTDOORS

Whilst there are no gardens with the property, the Country Park and its walks are literally minutes away, whilst the allocated parking is opposite.

OUT & ABOUT

The development of Queens Hills is located on the fringes of Costessey. Local schooling is located within walking distance, and a regular bus link into Norwich City centre is provided. The nearby Longwater Retail Park offers a fantastic range of shops and a supermarket, whilst the A47 leads to Norwich and the A11.



To arrange an accompanied viewing please call our Costessey Office on **01603 336446**



FIND US

Postcode : NR8 5EH

What3Words : ///scouts.polices.staple

VIRTUAL TOUR

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

AGENTS NOTES

Length of Lease Remaining : 132 years

Current ground rent and any review period : £199 PA

Current service charge information and any review period : Approx. £239

PA

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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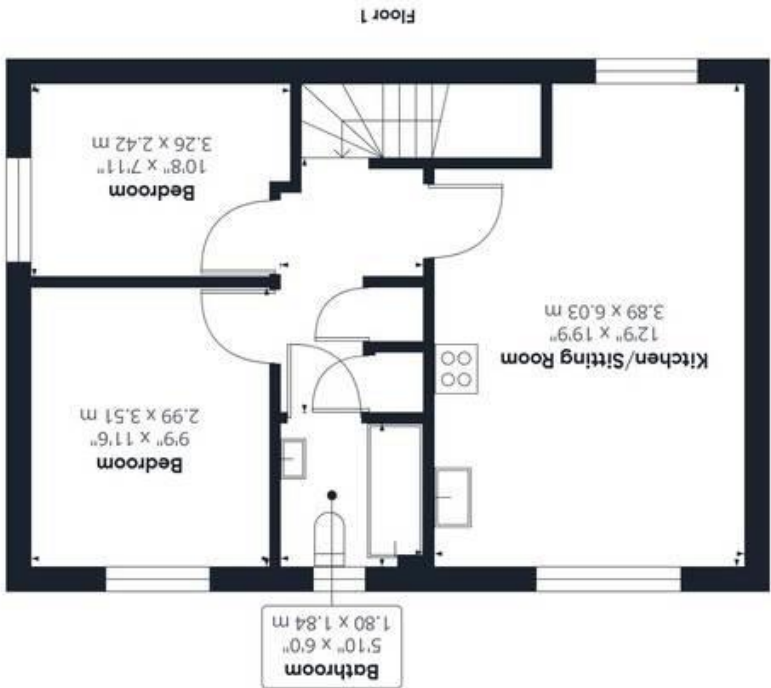
GIRAFFE 360

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

Excluding balconies and terraces

Approximate total area™
571.89 ft²
53.13 m²

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Ground Floor

