

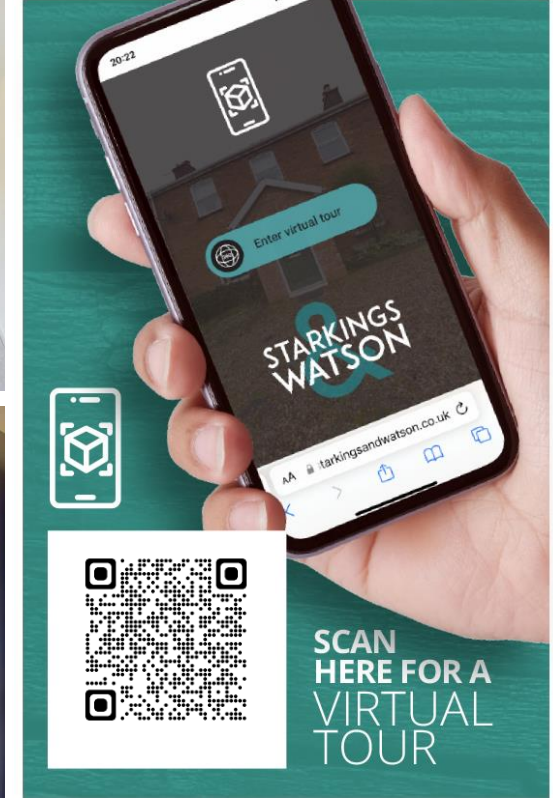
SOLARIO ROAD

Queens Hill, Costessey NR8 5EJ

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 Apartment
- Presented In Good Order
- Large Open Plan Reception
- Modern Kitchen
- Two Generous Bedrooms
- Two Bathrooms
- Allocated Parking Space

IN SUMMARY

NO CHAIN! This first floor apartment is EASY LIVING at its best, with SPACIOUS ROOMS and a modern finish, including electric heating and DOUBLE GLAZING. With well kept communal spaces, stairs lead to the entrance hall, with TWO STORAGE CUPBOARDS built-in, and doors to the OPEN PLAN SITTING/DINING ROOM spanning some 22 feet (stms) which overlooks GREEN SPACE', with the MODERN KITCHEN adjacent. TWO GENEROUS DOUBLE BEDROOMS lead off the hall, with a HALF TILED BATHROOM with shower opposite, and an EN SUITE SHOWER ROOM leading off the main bedroom. Externally you will find ONE ALLOCATED PARKING SPACE directly outside the main entrance door to the rear.

SETTING THE SCENE

Approached via the shared parking area to the rear of the apartment block accessed via an open arch, there is a large parking area with one allocated space almost right outside the main entrance to the building.

THE GRAND TOUR

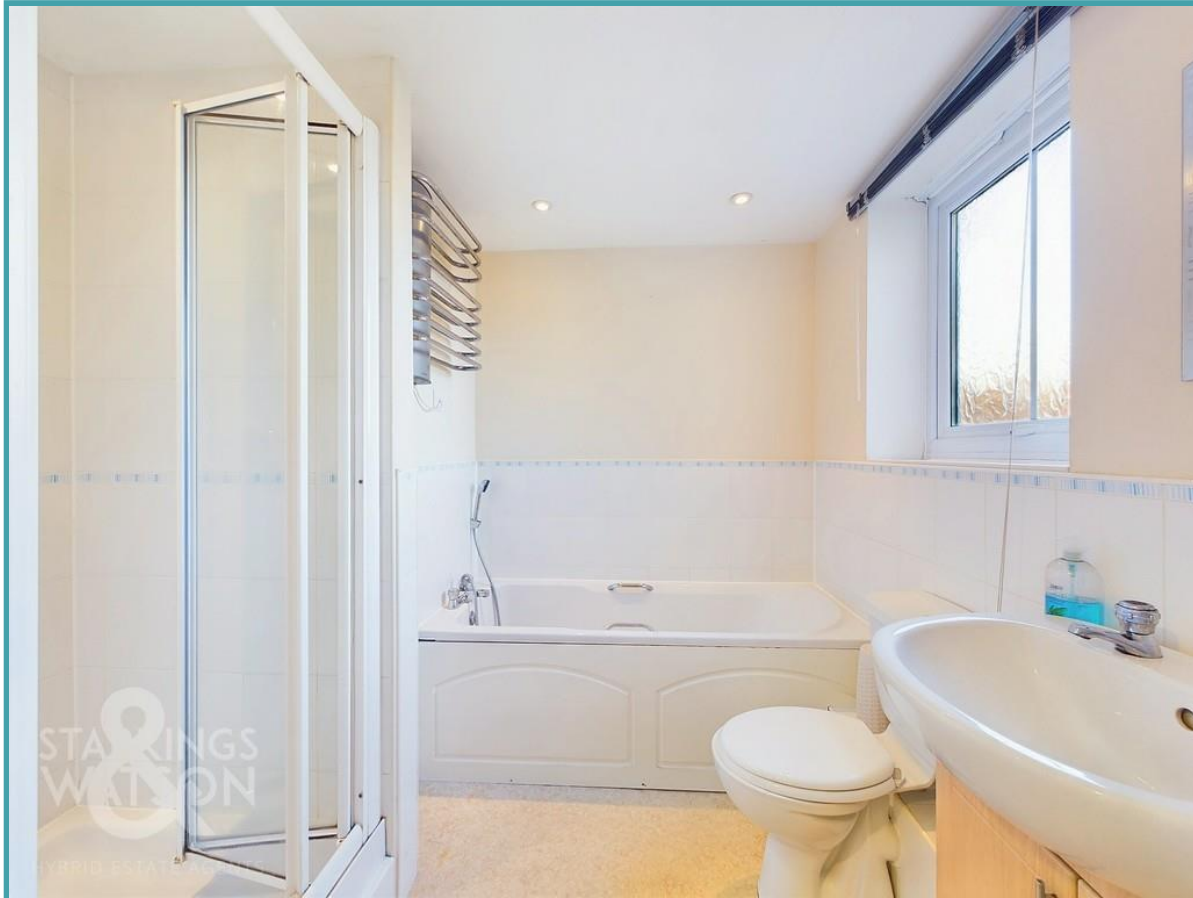
Accessed via the first floor you will find the entrance hall initially which is carpeted and finished with two built-in storage cupboards and the entry telecom system. The first room is the main bathroom with a separate bath and shower cubicle. The bedroom accommodation can then be found next with the main bedroom offering great space for a large bed and wardrobes, with two windows for natural light. A door leads off to the half tiled en suite shower room, with storage under the sink. The second bedrooms is also a great size double with large window allowing plenty of light. The living space is all open plan, and extensive in size. With full height windows to rear and 2 windows to front, carpet and electric heating is installed, with ample space for a sofa and dining table. An opening leads to the kitchen, with its modern units and rolled edge worktops over. There is plenty of space within the kitchen for appliances with the electric oven and hob integrated.

THE GREAT OUTDOORS

With fantastic open green spaces locate on Queens Hill, whilst there is no formal garden, the options for being out in the open are vast! With play parks, green spaces and the Country Park all within a few minutes walk. Within the shared parking area there is a communal bike store and bin storage.



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OUT & ABOUT

The development of Queens Hills is located on the fringes of Costessey. Queens Hills Country Park (spanning 90 acres) is rich in wildlife and is in walking distance to this property. At the park you will find routes for dog walkers, 'the lagoon' an area of woodland with a lake meaning nature lovers to be at one with nature. 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 supermarket, whilst the A47 leads to Norwich and the A11.

FIND US

Postcode : NR8 5EJ

What3Words : ///hamsters.olive.kipper

VIRTUAL TOUR

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

AGENTS NOTE

Buyers are advised of the following details; There is a £1,661.38 service charge PA - paid in 2 instalments every 6 months. There is ground rent of £85PA - paid in 2 instalments every 6 months. There is 107 years left on the current lease.

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^m
626.7 ft²
58.22 m²

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