

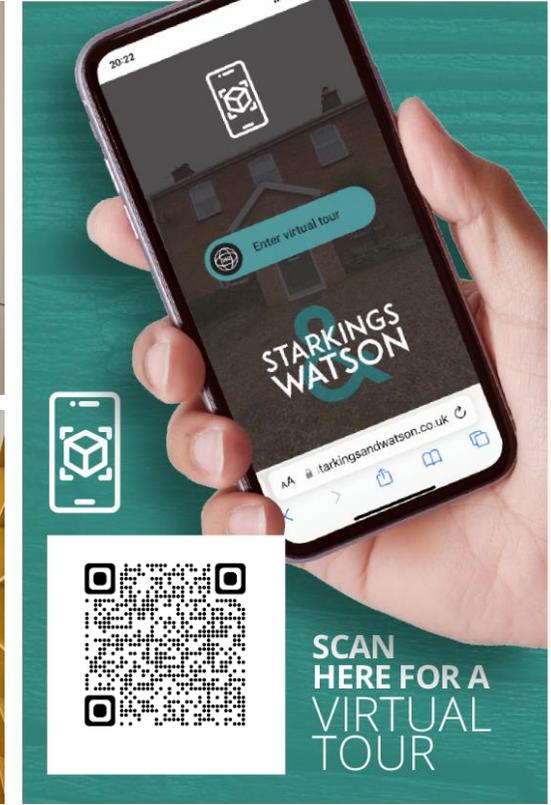
OLD PALACE ROAD

Norwich NR2 4JW

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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- First Floor Flat
- Updated & Modernised Interior
- Sitting Room with Balcony
- Newly Fitted Kitchen
- Two Double Bedrooms
- Family Bathroom with Shower
- Residents Permit Car Park
- Brick Built Storage Shed

IN SUMMARY

This MODERNISED first floor flat occupies an IDEAL LOCATION in NR2 - a short walk to the CITY CENTRE, with RESIDENTS PARKING and an UPDATED INTERIOR. Having been rented for many years, the ELECTRICS were recently CHECKED, and under the vendors ownership the property has been RE-DECORATED and a NEW KITCHEN INSTALLED - all complete with gas fired CENTRAL HEATING and uPVC DOUBLE GLAZING. A useful STORAGE SHED can be found outside within the grounds. The accommodation comprises a hall entrance, leading to the 16' SITTING ROOM with a large window to front and ACCESS to the PRIVATE BALCONY. The 12' KITCHEN faces to the rear and includes a CONTEMPORARY NATURAL FINISH, with integrated COOKING APPLIANCES. TWO DOUBLE BEDROOMS lead off the inner hall, both with BUILT-IN WARDROBES, and one leading to the BALCONY. The FAMILY BATHROOM completes the property, with a SHOWER over the bath. Two further cupboards can be found in the inner hall.

SETTING THE SCENE

The block fronts Old Palace Road, with the parking accessed from Adelaide Street. The residents parking sits to the side of the block of flats, with a footpath to the rear leading to the brick built shed and communal entrance. Heading up the stairs, the flat can be found on the first floor.

THE GRAND TOUR

Heading inside, a hall entrance leads to both the sitting room and kitchen. Starting opposite in the kitchen you can first appreciate the newly installed range of wall and base level units, with attractive work surfaces and tiled splash backs. Wood effect flooring runs under foot, with room for a fridge freezer, tumble dryer and washing machine. A stainless steel sink unit and an inset gas hob and built-in electric oven with an extractor fan over. Ample storage is provided, with a low level window to the rear for excellent natural light. The sitting room is an ideal proportion, finished with fitted carpet, and a uPVC double glazed window to front. A uPVC double glazed door leads out onto a private balcony - ideal for seating or a bistro set. Leading off the sitting room, the inner hall offers excellent storage, and access to the two double bedrooms - both finished with fitted carpet and built-in wardrobes. The larger also includes a window and door onto the balcony. The family bathroom serves both bedrooms, complete with built-in storage and a rainfall shower over the bath with tiled splash backs and a glazed shower screen.



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THE GREAT OUTDOORS

The brick built storage shed can be found to the rear of the block of flats.

OUT & ABOUT

Located in the sought after postcode of NR2 and 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 access to main road links can be found, in particular the A11 and A47.

FIND US

Postcode : NR2 4JW

What3Words : ///pushy.swung.beats

VIRTUAL TOUR

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

AGENTS NOTES

The property is offered on a leasehold basis, with approximately 90 years remaining. The ground rent is charged at £10 PA, and the service charge £200 PA aside from any one off costs.

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.

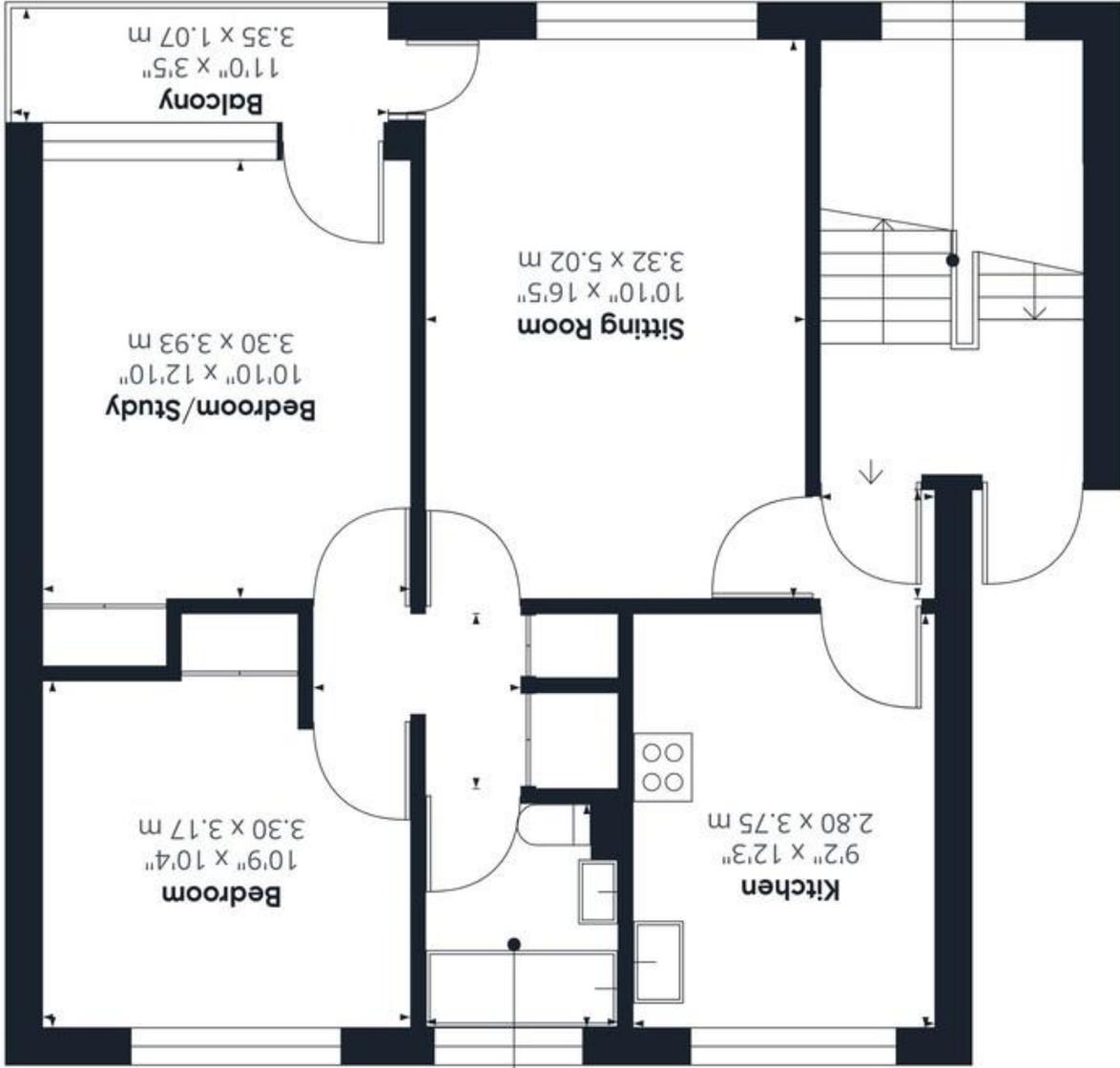
Price:



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Communal Entrance Hall



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
653.64 ft²
60.72 m²