

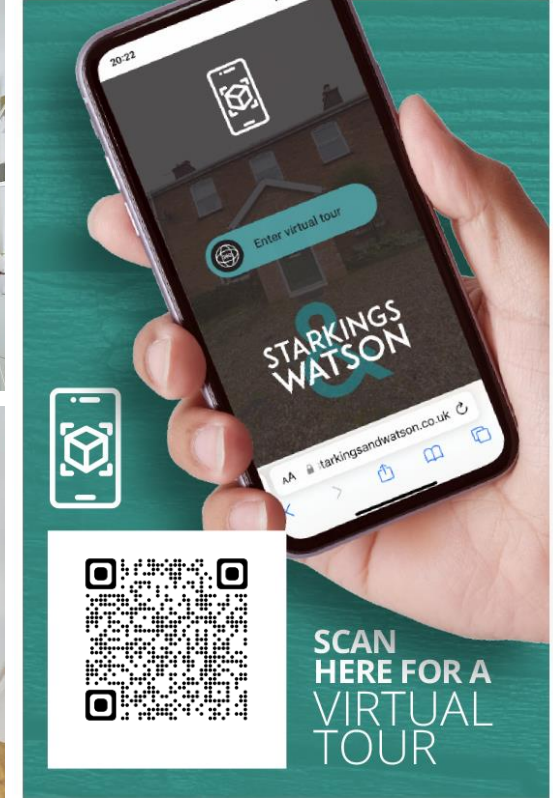
BRACONDALE COURT

Norwich NR1 2AS

Freehold | Energy Efficiency Rating : C

To arrange an accompanied viewing please pop in or call us on 01603 336116

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STARKINGS & WATSON

- Freehold First Floor Apartment
- Private Ground Floor Entrance
- Updated & Modernised Interior
- Stunning City Centre Location
- Two Reception Rooms
- Re-fitted Kitchen
- Front & Rear Balcony
- Two Double Bedrooms

IN SUMMARY

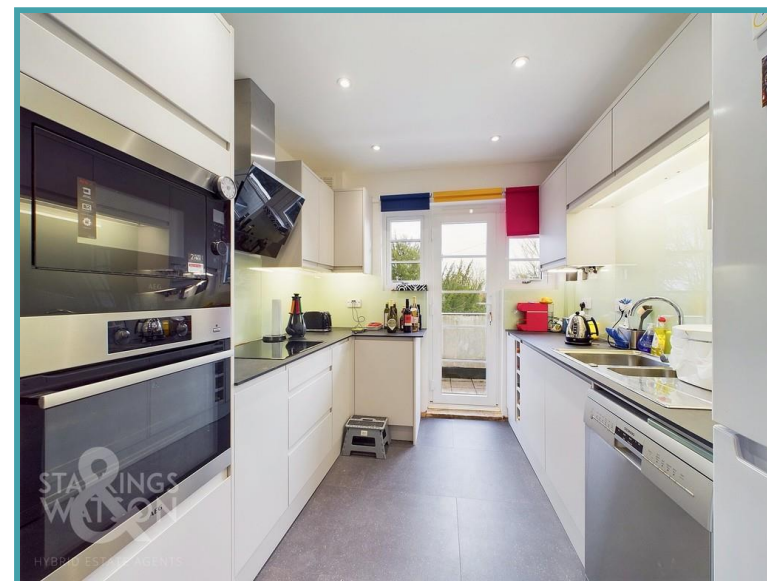
Close to 900 Sq. ft (stms), this MAISONETTE APARTMENT is sold on a FREEHOLD BASIS, having been UPDATED and MODERNISED in recent months. Including an UPDATED and RE-FITTED KITCHEN and BATHROOM, new décor and floor coverings can be found, along with a NEW CENTRAL HEATING BOILER which was installed in August 2023. The accommodation is highly flexible, perfect for a BUYER seeking an EXCLUSIVE SETTING within WALKING DISTANCE of the CITY CENTRE. Heading upstairs, a CENTRAL HALL is the perfect meet and greet space, or an IDEAL DINING HALL. The sitting room sits to the front, extending to 14' with a FEATURE WINDOW overlooking the central green space, and with a DOOR to the BALCONY. Double doors take you to a DINING ROOM/STUDY, with the RE-FITTED KITCHEN adjacent - complete with new units and appliances, with a further balcony. The TWO LARGE DOUBLE BEDROOMS lead off the hall, along with a new SHOWER ROOM.

SETTING THE SCENE

Overlooking the central green space, a hard standing footpath leads to the uPVC double glazed entrance door.

THE GRAND TOUR

The ground floor entrance offers an ideal space for coats and shoes, with a built-in cupboard and stairs leading up. The first floor landing can be a further meet and greet space, or an ideal dining hall to extend the living space with wood effect flooring under foot and built-in storage. The sitting room is finished with wood effect flooring, with a large window to front offering views over the development. The uPVC door takes you to the balcony, which during the summer month, with the door open, a fantastic breeze can be enjoyed through the property. Double doors take you to the dining room/study, also finished with wood effect flooring and offering a versatile space depending on a buyers requirements. The kitchen has been newly fitted, with a full range of storage units to both sides, with an attractive work surface, built-in cooking appliances, and space for general white goods. Windows and a door lead to the rear balcony. Back to the hall, the two double bedrooms lead off, both fantastic sizes with wood effect flooring and built-in wardrobes. The shower room is complete with a three piece suite, contemporary bowl hand wash basin with storage under, and a walk-in double shower cubicle with Aqua board splash backs.



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THE GREAT OUTDOORS

The front gardens are within the curtilage of the property, with various planting and a lawned garden. The front and rear balconies offer potential for a creative gardener to add colour to the space and enjoy the bright and sunny settings.

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 football ground, train station and Riverside complex. A number of pubs, cafes, restaurants, cinema and bars can be found along with a fantastic shopping outlet. Easy access to main road links can be found in particular the A11 and A47.

FIND US

Postcode : NR1 2AS

What3Words : ///public.vast.movies

VIRTUAL TOUR

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

AGENTS NOTE

An annual service charge for the upkeep of communal space is charged in the region of £110 PA. The property is sold on a freehold basis, with the ground floor sold on a long leasehold basis for an original term of 999 years, with an annual peppercorn ground rent of £1. The rear gardens are included within the ground floor 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
 897.86 ft²
 83.41 m²

HYBRID ESTATE AGENTS
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