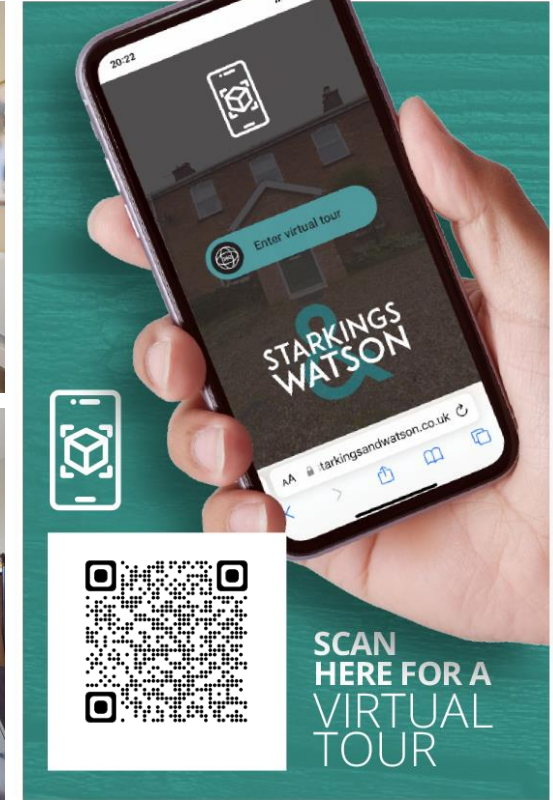


THORPE ROAD Norwich NR1 1RT

Leasehold | Energy Efficiency Rating : C

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

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STARKINGS & WATSON

- First Floor Flat
- 27' Open Plan Living Space
- Separate Shower Room
- One Double Bedroom
- Lift Access
- Allocated & Visitors Parking
- City Centre Location
- Fantastic Decorative Order

IN SUMMARY

This WELCOMING and SPACIOUS first floor flat makes the PERFECT FIRST TIME BUY or INVESTMENT purchase, being just a short walk from NORWICH CITY CENTRE and mainline TRAIN STATION. The building benefits from LIFT ACCESS with this flat being on the FIRST FLOOR. There is a well maintained communal space leading to the ONE BEDROOM accommodation. Internally the property is in FANTASTIC DECORATIVE ORDER throughout with an OPEN PLAN living space formed of a KITCHEN, SITTING ROOM and DINING ROOM space all overlooking the surrounding city. The property also benefits from a MODERN three piece suite including WALK-IN shower amongst this WELL LIT space with the hallway offering INTERNAL STORAGE. ALLOCATED PARKING can be found to front.

SETTING THE SCENE

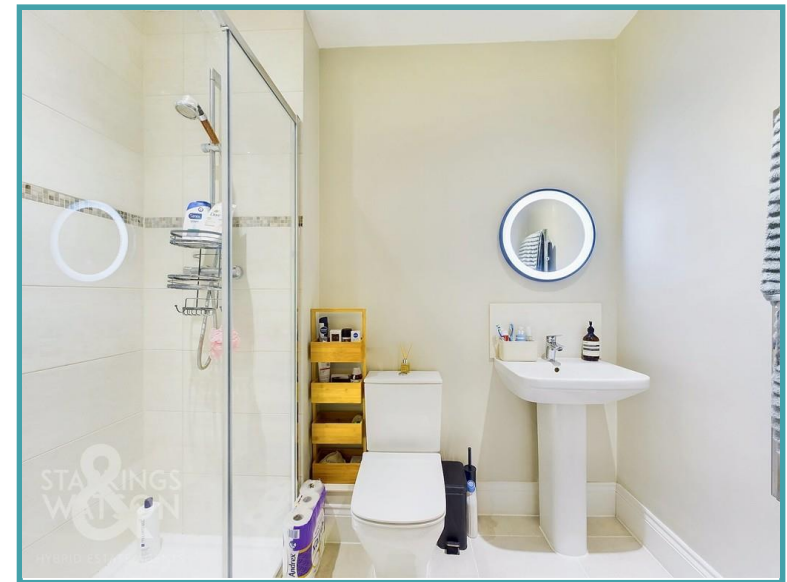
Turning in from Thorpe Road you will climb the gentle gradient with a raised brick wall separating the accommodation from the street and pavement. Entering the communal parking space with allocated

parking and tree lined borders. The property itself is accessed through the communal entrance carpeted underfoot and accessed via either the stairway or communal lift.

THE GRAND TOUR

Entering the front of the property you are greeted by the welcoming and spacious entrance lobby with double cupboards storage to store your coats, shoes and other items easily and neatly before heading onwards over the wood effect flooring. Turning left into the open plan and fantastically spacious main living accommodation you will have the use of a fully fitted kitchen boasting tiled flooring, ample wall and base mounted storage, integrated electric oven and hob with extraction above and stainless steel splash back plus inlet for the fridge/freezer. The room opens up into the perfect sitting/dining room space with the same wood effect flooring as the hallway, modern electric radiators and a large uPVC double glazed window to the front which allows this space to be flooded in natural light whilst giving the occupants a pleasant, elevated view over the surrounding city location. Adjacent to this living space is the shower room with tiled flooring and a three piece white suite comprising of a walk in shower and glass screen, low level wash basin, toilet and electric towel rail. Finally, the double bedroom which is carpeted underfoot and does also benefit from a large uPVC window overlooking the frontage offering space for soft furnishings with decorative panelling above the bed and modern electric heating.

OUT & ABOUT



To arrange an accompanied viewing please call our Centralised Hub on **01603 336116**



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 1RT

What3Words : ///intervals.stores.ships

VIRTUAL TOUR

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

AGENTS NOTE

The property is offered on a leasehold basis, with approximately 992 years remaining. The ground rent is charged at £250 PA, and the service charge in the region of £186 PCM.

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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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
506.95 ft²
47.1 m²

