

# FALCON CRESCENT

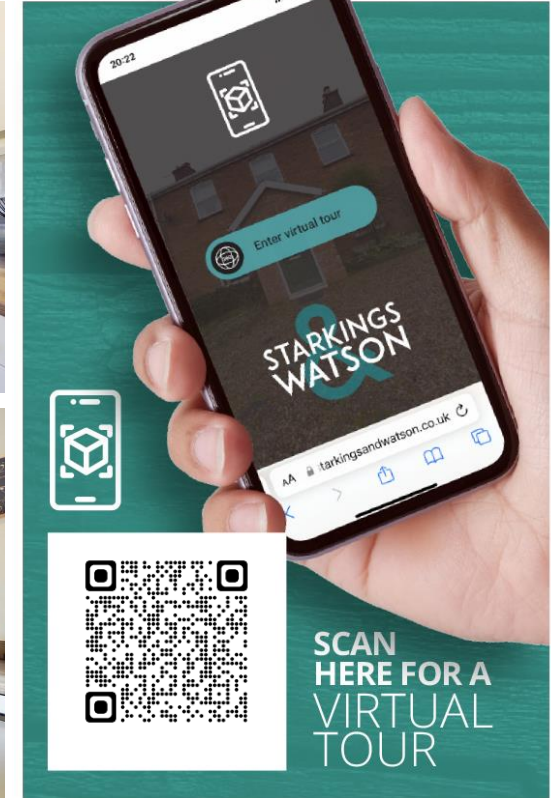
## Costessey, Norwich NR8 5GW

Leasehold | Energy Efficiency Rating : B

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

# FOR SALE

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# STARKINGS & WATSON



- First Floor Apartment
- Open Plan Bright & Airy Reception
- Integrated Kitchen
- Two Bathrooms
- Two Double Bedrooms
- Allocated Parking
- Excellent Transport Links
- Popular Residential Location

#### IN SUMMARY

Set within the EVER POPULAR development of QUEENS HILLS is this superbly presented TWO BEDROOM first floor apartment offered in EXCELLENT CONDITION. The apartment comprises an entrance hall on the first floor with built in storage. Open plan MAIN RECEPTION ROOM used as sitting and dining flowing into the KITCHEN which is well appointed and fully integrated. There are then TWO GENEROUS DOUBLE BEDROOMS with the main benefiting from an EN-SUITE shower room. To complete the accommodation there is also a family bathroom. Externally you will find communal gardens to the rear and ONE ALLOCATED PARKING SPACE. The property is finished with GAS FIRED CENTRAL HEATING and uPVC double glazing.

#### SETTING THE SCENE

Approached from the main front door with stairs leading up to the first floor landing with its own main entrance door. There is an allocated parking space to the rear of the building within the communal parking area.

#### THE GRAND TOUR

Entering the apartment from its own entrance door on the first floor of the apartment building you will find a hallway with built in storage. The main bedroom can be found to the right immediately benefiting from double wardrobes fitted and an en-suite shower room with views to the front. There is a second bedroom to the left of the hallway with plenty of space for a double bed currently used as an office. The main bathroom is well fitted with a shower over the bath. To the end of the hallway is the sitting room open plan to the kitchen/dining room. The sitting room offers double doors to the front onto a Juliette style balcony. The kitchen is well fitted offering a range of fitted units with rolled edge worktops over as well as a space for dishwasher with integrated fridge/freezer, washing machine as well as electric oven and gas hob over with extractor fan. The property benefits from gas fired central heating and uPVC double glazing.

#### THE GREAT OUTDOORS

To the rear of the building there are communal grounds and one allocated parking space within the shared parking area as well as bin storage.

#### OUT & ABOUT

Nearby you will find a variety of local amenities including shops, hardware store, post office etc. Local schooling is located close by up to Secondary level, whilst a wealth of public transport leads to Norwich and the nearby Retail Parks. To the rear of the property, access leads to the local play area and



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Marriott Way for walks and cycling. A variety of bus routes lead to Norwich City Centre, with Longwater Retail Park located only a short drive with a park and ride bus service into Norwich.

#### FIND US

Postcode : NR8 5GW

What3Words : ///behaving.satellite.kinder

#### VIRTUAL TOUR

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

#### AGENTS NOTE

Buyers are advised the property is leasehold with the following costs applicable; Ground Rent - £150 a year. Service charge - £1,157.57 (1 sept 22 - 31 Aug 23). The lease has 119 years remaining.

**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<sup>m</sup>  
630.8 ft<sup>2</sup>  
58.6 m<sup>2</sup>

