

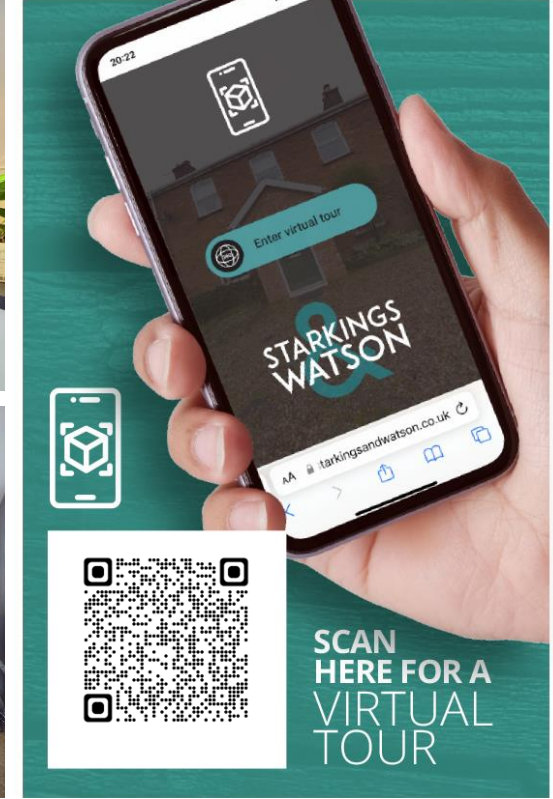
CHEENA COURT, SOLARIO ROAD

Costessey, Norwich NR8 5EP

Leasehold | Energy Efficiency Rating : B

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

FOR SALE PROPERTY



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STARKINGS WATSON

- No Chain!
- First Floor Flat
- Family Bathroom & En-Suite Shower Room
- 22' Sitting & Dining Room
- Fitted Kitchen
- Two Double Bedrooms
- Allocated Parking
- Ideal First Time Buy or Investment

IN SUMMARY

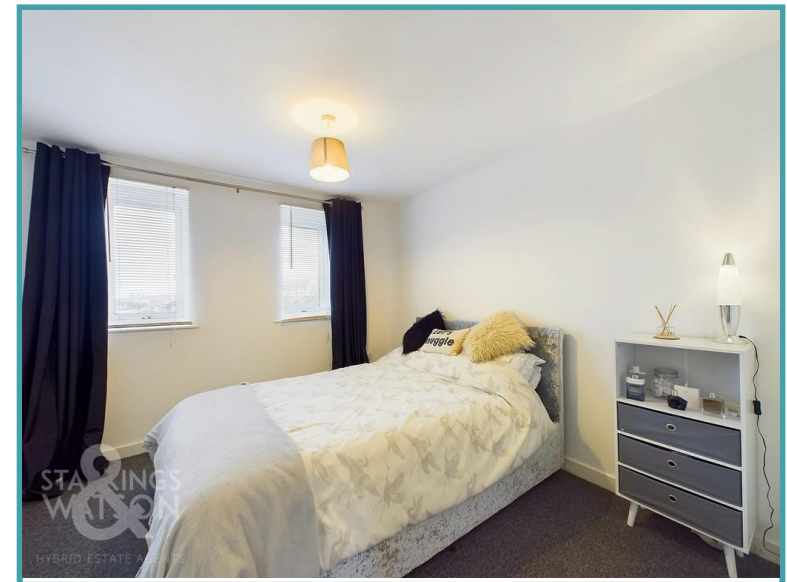
NO CHAIN. Immaculately presented FIRST FLOOR flat in a much sought after development - with ALLOCATED PARKING. This versatile living accommodation offers an excellent finish, with the family bathroom complete with a BATH and SHOWER, as well as an additional EN-SUITE SHOWER ROOM. Boasting TWO DOUBLE BEDROOMS off a centralised hallway which offers ample internal storage, this property opens up into a wonderfully functional dual aspect OPEN PLAN SITTING and DINING room area. A high gloss KITCHEN with ample storage and INTEGRATED cooking appliances rounds off this property making the most ideal FIRST TIME BUY or INVESTMENT property.

SETTING THE SCENE

The property is accessed through a communal car parking space in which the occupant has an allocation. Heading through the external security door with secure entry system for guests the property is located up the first flight of stairs.

THE GRAND TOUR

As you step into the L-shape hallway you will instantly be met with a crisp and clean finish to the decor and well maintained carpeted flooring with the current owners maintaining the accommodation brilliantly. Firstly, you can access the family bathroom which will appeal to all with a bath and shower cubical both with tiled surrounds, WC and sink with vanity storage as well as a heated towel rail. Heading down the hallway you will find yourself in the first and largest of the two bedrooms with carpeted flooring and two uPVC windows. This room benefits from an en-suite shower room similarly decorated to the family bathroom and hosting a walk in shower cubicle, heated towel rail, WC and sink with vanity storage. Heading back down the hallway past two handy internal storage cupboards you will find yourself turning right into the second bedroom, slightly smaller than the first but a good sized double room none the less. With the same carpeted flooring under foot and large window to the front. Towards the rear of the property is the welcoming and versatile living space formed of the sitting and dining room tastefully decorated with an abundance of space for soft furnishings whilst basking in natural light courtesy of three uPVC double glazed windows in this space. Finally, the fitted kitchen with a range of wall and base mounted storage set around a sizeable worktop with tiled splash backs and chrome sink. The kitchen benefits from an integrated oven and electric hob with extraction fan above plus space and plumbing for a washing machine and inlet for a fridge/freezer.



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OUT & ABOUT

The development of Queens Hills is located on the fringes of Costessey. 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 a supermarket, whilst the A47 leads to Norwich and the A11.

FIND US

Postcode : NR8 5EP

What3Words : ///lush.jolt.chromatic

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 offered on a leasehold basis, with some 107 years left on the current lease. Service charges are in the region of £1030 PA - paid in 2 instalments every 6 months. There is ground rent of £150 PA, paid in 2 instalments every 6 months.

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:



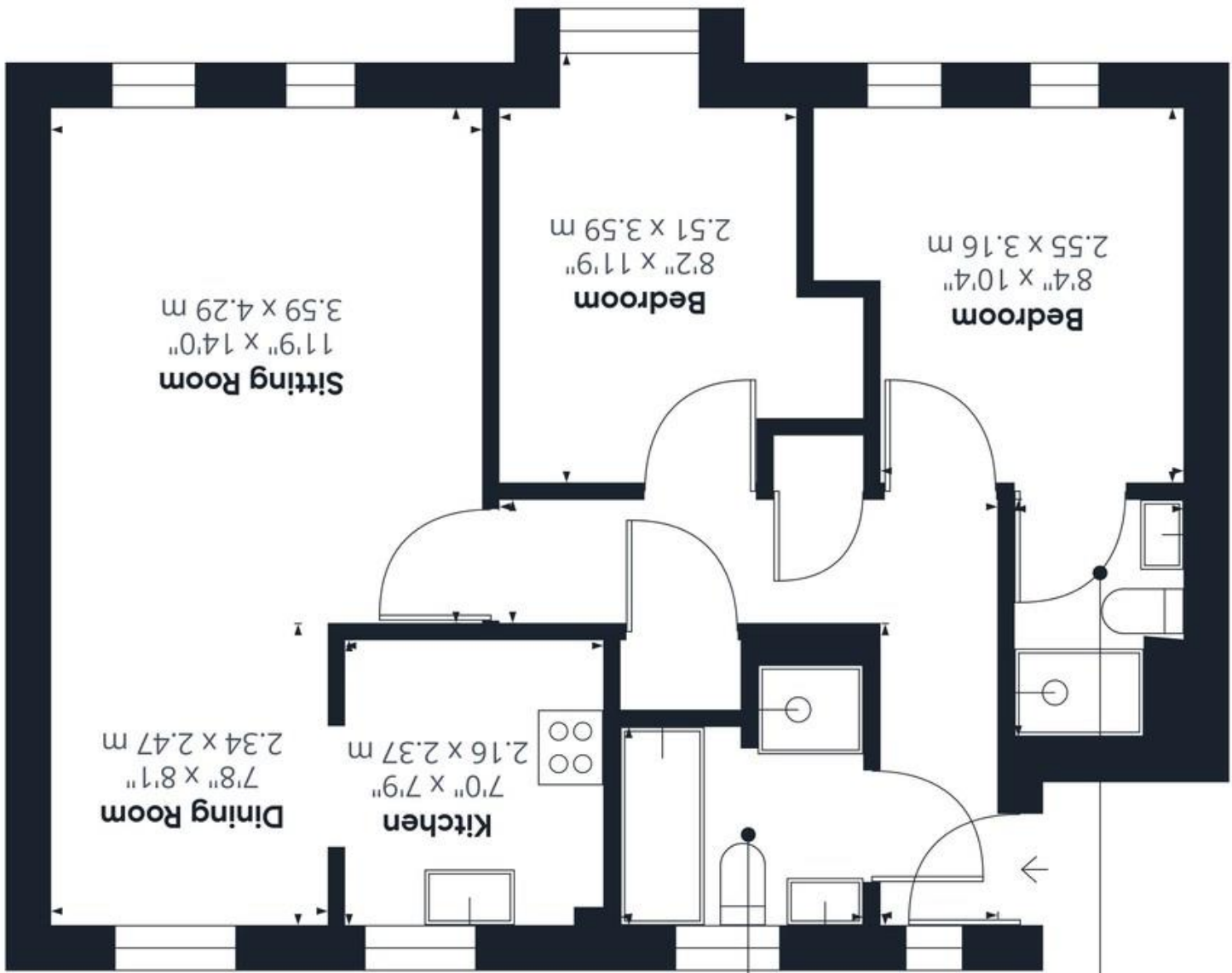
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GIRAFFE 360

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

(1) Excluding balconies and terraces



Approximate total area^m
643.17 ft²
59.75 m²

HYBRID ESTATE AGENTS

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