

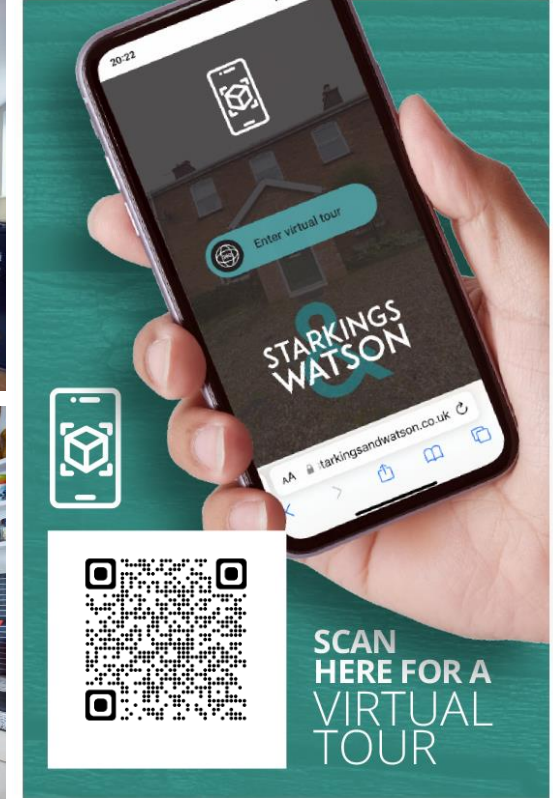
# CRAVEN COURT

## Crome Road, Norwich NR3 4QY

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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# STARKINGS & WATSON



- Second Floor Flat
- Open Sitting & Dining Room
- Kitchen With Integrated Appliances
- Family Bathroom & En-Suite Shower Room
- Two Double Bedrooms
- Manageable Monthly Charges
- Fantastic Presentation Throughout
- Ideal First Time Buy or Investment

### IN SUMMARY

Being just a short walk from Norwich city centre, this WELL-PRESENTED second floor flat comes with ALLOCATED PARKING to the rear via a private residents car park. The main living space is formed of a 21' FT living space comprised of the SITTING and DINING areas as well as the KITCHEN with INTEGRATED COOKING APPLIANCES. The TWO BEDROOMS are accessed via the main entrance hall with the larger benefiting from BUILT-IN WARDROBES and an EN-SUITE SHOWER ROOM with both having access to the main three piece FAMILY BATHROOM all finished with Gas central heating and all uPVC double glazed windows and LOW MONTHLY CHARGES.

### SETTING THE SCENE

The building sits back from the main access street with a path leading to the main door with buzzer access. A short walk up the stairs will lead you to the second floor where the property can be accessed via the personal front door to your left as you reach the landing.

### THE GRAND TOUR

Stepping inside you will find the central hallway zig-zagging its way through the heart of the property giving access to all rooms within the property, additional built-in storage and handy coat storage. The first space you will encounter as you round the first corner is the family bathroom, a three piece suite featuring a bath tub and wall mounted heated towel rail. Heading onward, the main living space can be found to your right. A wonderfully open and well-lit triple aspect space with the sitting room to the rear of the property with wooden effect flooring and ample floor space for any arrangement of soft furnishings, in between this and the kitchen is the ideal dining space fit for a formal dining table which leads you in to the kitchen with an array of wall and base mounted storage set around complimentary rolled edge work surfaces with an integrated oven and four ring gas hob, integrated washer/dryer and space for a freestanding fridge/freezer. The smaller of the two bedrooms has a front facing aspect and offers enough room for a double bed and additional free standing storage over carpeted flooring. Finally, the main bedroom also has carpeted flooring and a front facing aspect, includes a built-in wardrobe and has access to the three piece en-suite shower room complete with tiled corner shower unit and a radiator.

### THE GREAT OUTDOORS

Externally to the rear of the property is the private residents car park laid with concrete and numbered bays with the one allocated parking space for this flat located in the very top left hand corner of the car



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park as you enter.

#### OUT & ABOUT

Within 15 minute walking distance to the City Centre, this North City location is popular for those working in the centre, or seeking an ideal Buy to Let. With bus routes and a wealth of local amenities can be found on the door step including local schooling, shops, pubs and doctors surgery. Of course the City itself offers a vast array of shops and services, with rail links from the Train Station.

#### FIND US

Postcode : NR3 4QY

What3Words : ///swung.test.large

#### 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 the 125 year lease commencing from 2007. The service charges are in the region of £1700 per annum, with the ground rent totalling £389.32 per annum.

**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.

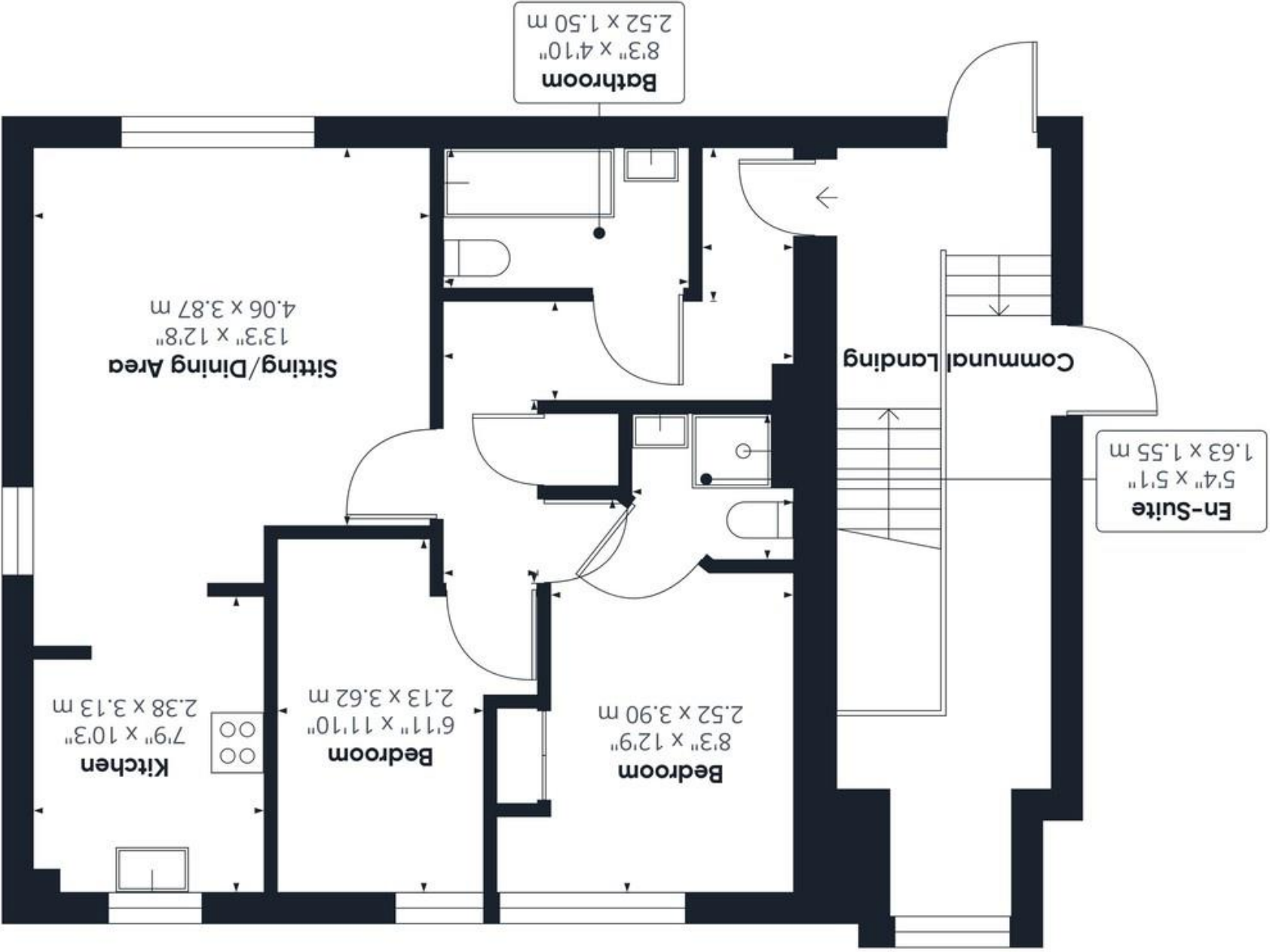
Price:



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(1) Excluding balconies and terraces

Approximate total area<sup>m</sup>  
606.94 ft<sup>2</sup>  
56.39 m<sup>2</sup>