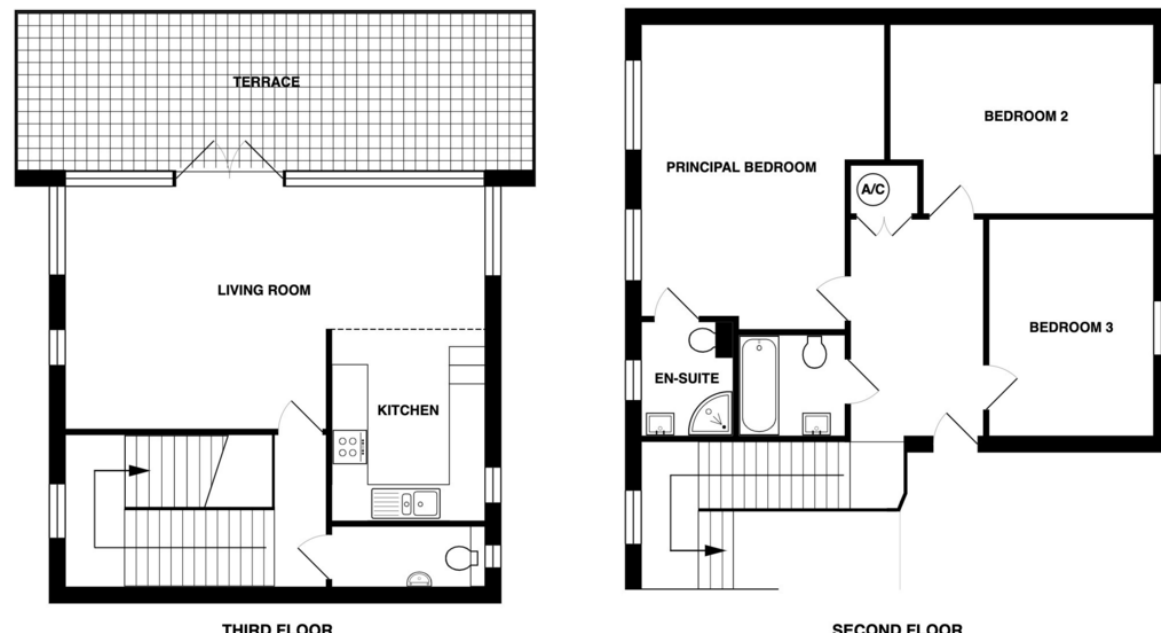


Important Agent Note

Intending purchasers will be asked to provide original Identity Documentation and Proof of Address before solicitors are instructed.

This part of Chapelfield Gardens benefits from an EWS1. In addition, the developer has signed the Developer Pledge, details of which can be found at: <https://www.gov.uk/government/publications/developer-remediation-contract>

Floor Plan



We Are Here To Help

If your interest in this property is dependent on anything about the property or its surroundings which are not referred to in these sales particulars, please contact us before viewing and we will do our best to answer any questions you may have.

Data Protection Act

The Owner authorises Watsons and Yellow Brick Mortgages Ltd to process their personal information for the purposes of providing services associated with the business of an estate agent in accordance with their privacy policy (copies of which are available on request) but specifically excluding mailings or promotions by a third party.

Messrs Watsons for themselves and for the vendors or lessors of this property whose agents they are give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of the contract and no person in the employment of Messrs Watsons has any authority to make or give any representation or warranty in relation to this property.

Consumer Protection Regulations

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Floor plans, when included, are not to scale and are intended to give a guide of the layout of the accommodation only. Adjoining properties are not shown.

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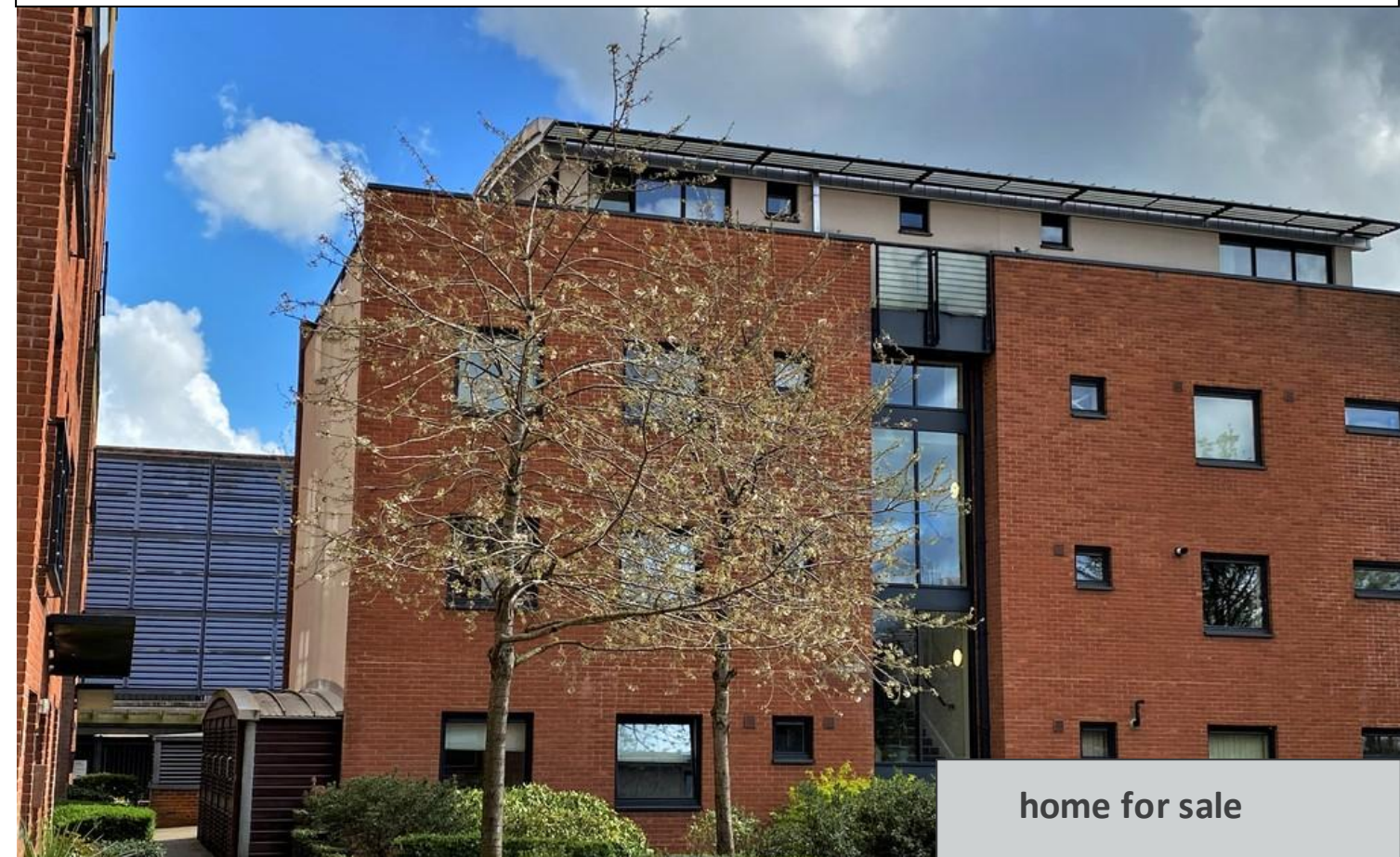
18 Meridian Way, Meridian Business Park,
Norwich, Norfolk, NR7 0TA
01603 619916
norwich@watsons-property.co.uk
watsons-property.co.uk

We are open

Monday – Thursday 9am to 5.30pm
Friday 9am to 5pm
Saturday 9am to 4pm

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DRAFT DETAILS AWAITING VENDOR APPROVAL



home for sale

**62 Chapelfield Gardens,
Coburg Street, Norwich, NR1 3BF**

Guide Price

£350,000

Leasehold

A stunningly spacious 2nd and 3rd floor Duplex with 3 double size bedrooms, an outside terrace and lovely open plan living space, situated in the heart of Norwich City Centre

- No Onward Chain • Close to Chapelfield Mall
- Walking distance to Chapelfield gardens park • Good Public Transport
- Outside Terrace • Communal Gardens • 3 double size bedrooms
- Main Bathroom and En-suite • Open plan living space • Secure undercroft parking
- (Ref: IH23077)

Viewing strictly by
prior arrangement
with the agents

01603 619916

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Regulated by RICS



Location

Chapelfield Gardens is one of the most centrally located apartments in Norwich, backing onto the Chapelfield Mall and within very easy reach of a range of excellent facilities, amenities and shops within Norwich city centre. The property overlooks a pleasant landscaped communal garden beyond which is the most intact sections of the medieval city wall and close to an attractive centrally located park with bandstand, after which the development is named. The property is also well placed for access to amenities on the south west outskirts of Norwich, which include UEA, Norfolk & Norwich University Hospital and Norwich Research Park.

Central Norwich enjoys some of the UK's best shopping facilities with two indoor malls, a daily market and a wide variety of other shops and stores. There is also an array of coffee shops, bars and restaurants, many historic buildings and a rich cultural life which includes a choice of both theatres and cinemas. The city is well connected with an international airport which offers connections to a range of UK and European destinations, along with a sub two hour mainline rail service to London Liverpool Street.

Description

We are delighted to offer this spacious and well laid out duplex apartment which has much to get excited about including the spacious top for terrace, leading off the large open plan living space. Situated on the 2nd and 3rd floors, the accommodation immediately impresses with a big entrance hall, off which lead the family bathroom and 3 double size bedrooms, with en-suite to the principal bedroom. A wider than usual staircase with half landing leads to the top floor with further hall space, cloakroom and the wonderful living room, with open plan fitted kitchen. The property also benefits from double glazing, gas central heating and a secure underground parking space for 1 car.

Highly recommended!

Reception Hall

7' 7" x 12' 5" (2.31m x 3.78m) (plus stairwell) Radiator, fitted carpet, coved ceiling, security intercom, built-in cupboard housing gas fired boiler and hot water tank, stairs to the first floor.

Half Landing

Double glazed window.

Principal Bedroom

16' 5" x 11' 6" (5m x 3.51m) (widening to 13' 9") Radiator, sealed unit double glazed window with garden view, coved ceiling, door to:-

En-Suite Shower Room

White three piece suite comprising quadrant corner shower cubicle with chrome fittings, pedestal hand basin, low level W.C., chrome ladder radiator, inset ceiling lighting, ceramic tiled floor.

Bedroom 2

12' 9" x 14' 11" (3.89m x 4.55m) Radiator, light timber effect laminate floor, sealed unit double glazed window, coved ceiling.

Bedroom 3

12' 5" x 9' 3" (3.78m x 2.82m) Radiator, laminate floor, sealed unit double glazed window, coved ceiling.

Bathroom

6' 0" x 5' 9" (1.83m x 1.75m) White three piece suite comprising panelled bath with chrome mixer tap and glazed screen, W.C. with concealed cistern and pedestal hand basin, ceramic tiled floor, ceramic tiled walls, chrome ladder radiator, inset ceiling lighting, extractor fan.

First Floor

Hall

Radiator.

Cloakroom

White two piece suite comprising W.C. with concealed cistern and pedestal hand basin, chrome ladder radiator, ceramic tiled floor, inset ceiling lighting, extractor fan.

Living Room

23' 9" x 13' 8" (7.24m x 4.17m) With windows on three sides and French doors opening to the outside terrace, two radiators, light timber effect laminate floor, coved ceiling, open plan to:-

Kitchen

8' 8" x 10' 4" (2.64m x 3.15m) (to the extent of the tiled area) Stainless steel 1.5 bowl sink unit with mixer tap inset to laminate worktop, fitted light wood effect units comprising base/drawer units and wall mounted cupboards, four ring ceramic hob, inset ceiling lighting with chimney style hood above, built-in AEG oven and microwave, integrated dishwasher, integrated automatic washing machine.

Terrace

29' 6" x 8' 8" (8.99m x 2.64m) With paved surface and glazed balustrade in part.

Outside

Undercroft parking (space number 51) in the main block with lift access from ground floor level and secure entry gate.

Services

Mains gas, water, electricity and drainage are available.

Local Authority/Council Tax

Norwich City Council, City Hall, St Peter's Street, Norwich, NR2 1NH
Telephone: 0344 980 3333
Tax Band: C

EPC Rating

The Energy Rating for this property is C. A full Energy Performance Certificate is available on request.

Tenure

Leasehold.
Lease Term: 99 years from 23rd April 2009.
Ground Rent: Peppercorn
Maintenance/Service Charge: £5220.80 for Accounting period 01.04.23 – 31.03.24.

Leasehold Properties

Long residential leases often contain clauses which regulate the activities within individual properties for the benefit of all owners. Such regulated activities often (but not always) include keeping pets, subletting and running a business from home. If you have any specific questions about the lease of this property please ask a member of staff.

Viewing (strictly by appointment with Watsons)

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