



Windmill Court, Norwich - NR3 4ET



## Windmill Court

Norwich, Norwich

NO CHAIN. With a 950 year lease remaining, this FIRST FLOOR FLAT offers a BLANK CANVAS for a new buyer to place their own mark! With ALLOCATED PARKING and a position close to amenities and TRANSPORT LINKS into the city, these properties are an ideal FIRST BUY or INVESTMENT. Finished with gas fired CENTRAL HEATING, the accommodation comprises a self contained ground floor entrance, landing, 15' SITTING ROOM, FITTED KITCHEN, two bedrooms and FAMILY BATHROOM with a shower over the bath. COMMUNAL GREEN SPACE can be found throughout the development.

Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: B

- No Chain!
- Approx. 950 Year Lease Remaining
- Communal Gardens
- First Floor Flat
- Self Contained Entrance
- Two Bedrooms
- Shower Over Bath



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.

#### SETTING THE SCENE

Overlooking green space, a lawned frontage can be found outside, with a hard standing footpath leading to the front door.

#### THE GRAND TOUR

The ground floor entrance is self contained, with a set of stairs leading you to the first floor landing. Finished with fitted carpet, three cupboards lead off the landing, with a loft access hatch above. Doors lead off, starting with the family bathroom with a three piece suite, complete with Aqua board splash backs and a shower over the bath. The kitchen is fully fitted with space for a range of appliances including a cooker. Tiled splash backs run around the work surface, and tiled effect flooring runs under foot. The sitting room sits to the front and is ready for flooring, whilst offering views over the green space and a neutral décor. The two bedrooms sit to the rear, one is carpeted, and the other is ready for flooring.





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FIND US

Postcode : NR3 4ET

What3Words : ///camp.chose.agrees

VIRTUAL TOUR

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

AGENTS NOTE

The property is offered with the remaining 950 year lease. Ground rent and service charges are charged at a combined figure in the region of £1000 PA.

**STARKINGS  
&  
WATSON**

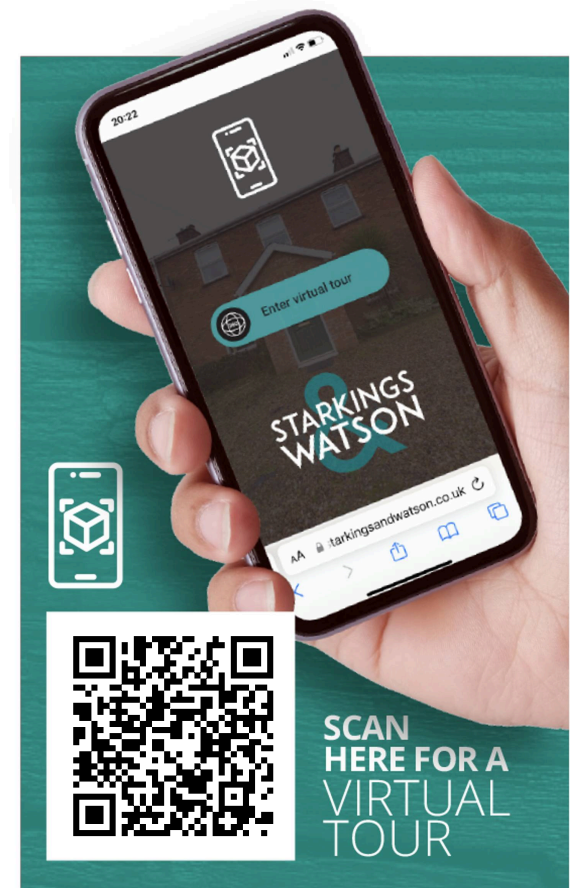
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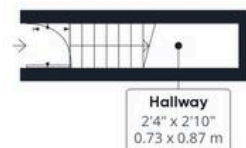




## THE GREAT OUTDOORS

A range of green space can be found throughout the development.





Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>

530.38 ft<sup>2</sup>

49.27 m<sup>2</sup>

(1) Excluding balconies and terraces

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

GIRAFFE 360



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