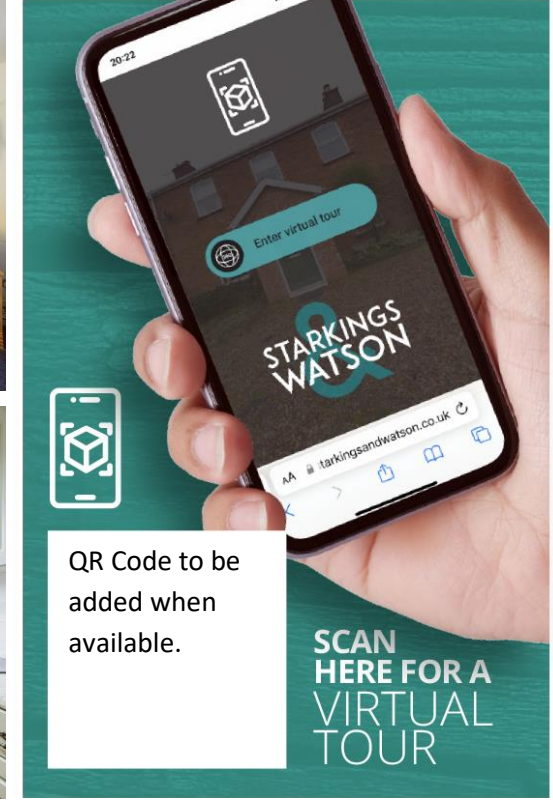


# MILTON CLOSE Norwich NR1 3HX

Leasehold | Energy Efficiency Rating : C

To arrange an accompanied viewing please pop in or call us on 01603 336116

# FOR SALE PROPERTY



QR Code to be added when available.

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# STARKINGS & WATSON

- First Floor Flat
- 16' Sitting/Dining Room
- Open Kitchen with Integrated Appliances
- Two Double Bedrooms
- Family Bathroom
- Great Decorative Order
- Low Service Charges & Ground Rent
- Balcony & Communal Gardens

### IN SUMMARY

This FIRST FLOOR FLAT offers a sizeable OPEN PLAN living accommodation reaching 596 Sq. ft (stms) as well as use of COMMUNAL GARDENS to the rear. The property has been updated by the current owner ensuring it is offered with IMMACULATE CONDITION whilst benefiting from GAS fired CENTRAL HEATING and uPVC double glazed windows. The property boasts an OPEN PLAN SITTING/DINING room complete with front BALCONY seating area, TWO DOUBLE BEDROOMS, open kitchen space with INTEGRATED COOKING APPLIANCES, and family bathroom with BATH and wall mounted SHOWER. With LOW MONTHLY CHARGES, this property would make the ideal FIRST TIME BUY or INVESTMENT purchase.

### SETTING THE SCENE

the property can be found set back from the street behind a low level brick wall and planting gardens to each side of the pathway leading towards the communal front door with buzzer and key fob access. Here you can access the stairs which lead you to the

first floor where the flat is found to your left.

### THE GRAND TOUR

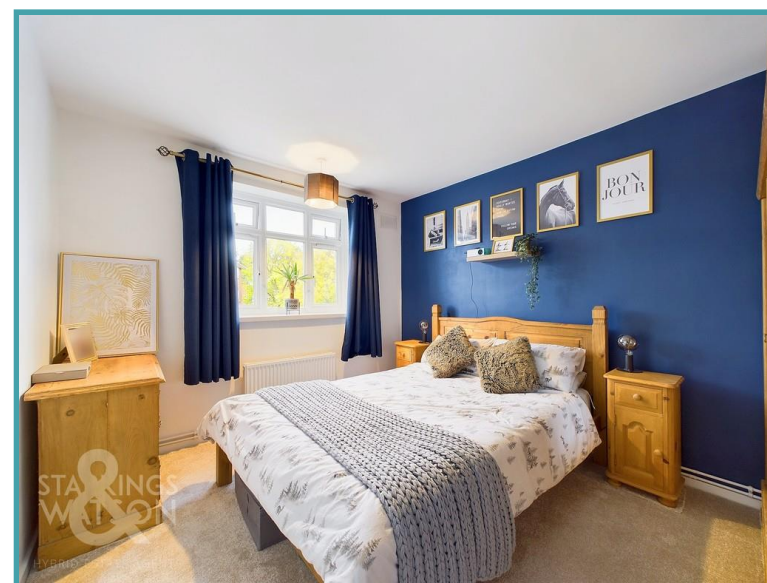
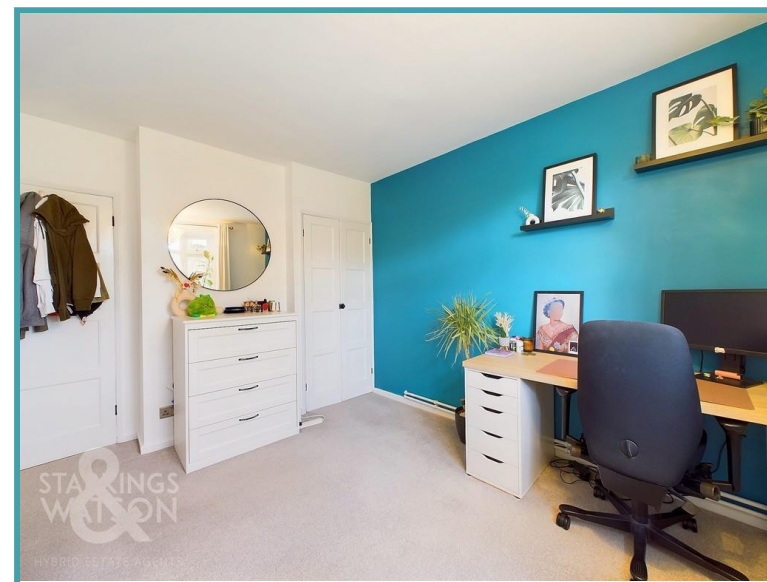
As you step inside the first thing you will notice is the tasteful neutral décor and natural light flooding into the accommodation at all angles. Immediately to your left is the three piece family bathroom complete with bath and wall mounted shower plus heated towel rail whilst to your right you will find the first of the two double bedrooms, with uPVC double glazed window and ample floor space for additional storage units. Sitting next to this room is the slightly smaller double bedroom currently serving as a home office/study with integrated storage cupboard. Adjacent to this bedroom is the kitchen with an opening to the front and a range of wall and base mounted storage, integrated oven and electric hob plus plumbing for a washing machine and space for a free standing fridge/freezer. Heading into the formal living space you will find a brilliantly spacious, dual-aspect room with space for a sitting room and formal dining area too whilst there is a balcony sitting at the front of the property, the ideal spot to unwind with artificial turf laid down.

### THE GREAT OUTDOORS

To the rear is a low maintenance communal garden space predominantly laid with concrete offering seating spaces, shade giving trees and planted hedge borders.

### OUT & ABOUT

Properties situated in the Centre of Norwich offer a



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wealth of local amenities including, shops, pubs and doctors surgeries. There is a wide variety of bus services in Norwich on offer and there is easy access to the train station and major routes including A47/A140. Various leisure facilities can be found close by, including a shopping centre Gym and Sports facility.

#### FIND US

Postcode : NR1 3HX

What3Words : ///region.famed.theme

#### VIRTUAL TOUR

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

#### AGENTS NOTES

The property is offered on a leasehold basis with 98 years currently remaining on the lease. The service charge is currently £346.81 per year whilst the ground rent is only £10 per year.

**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<sup>m</sup>  
596.98 ft<sup>2</sup>  
55.46 m<sup>2</sup>

HYBRID ESTATE AGENTS

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