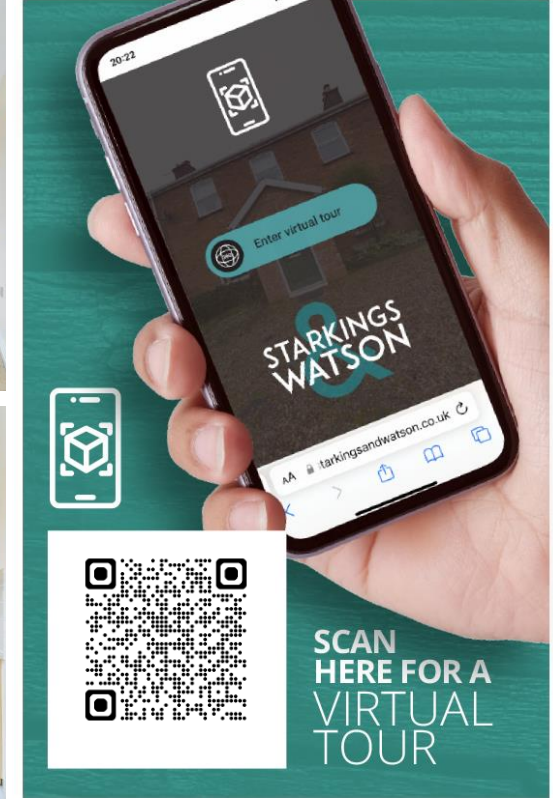


GREENLAND AVENUE Wymondham NR18 0ER

Leasehold | Energy Efficiency Rating : C

To arrange an accompanied viewing please pop in or call us on 01953 438838

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STARKINGS & WATSON

- No Chain!
- Top Floor Apartment
- Two Allocated Parking Spaces
- Over 800 Sq ft (stms)
- Dual Aspect Sitting/Dining Room
- Fully Fitted Kitchen
- Two Double Bedrooms
- En Suite & Family Bathroom

IN SUMMARY

NO CHAIN. LONG LEASE and PEPPERCORN GROUND RENT. This GENEROUS TOP FLOOR APARTMENT offers OVER 800 Sq ft (stms) of accommodation and is IDEAL for FIRST TIME BUYERS and INVESTORS. Located a SHORT WALK from LOCAL AMENITIES and PUBLIC TRANSPORT to NORWICH and beyond, the property offers an ENTRANCE HALL with space to hang coats and shoes, leading to a SIZEABLE 18' SITTING/DINING ROOM with DUAL ASPECT WINDOWS flooding the space with NATURAL LIGHT, from here you will find a MODERN FITTED KITCHEN with a BUILT-IN OVEN and GAS HOB. Also from the entrance hall TWO SPACIOUS DOUBLE BEDROOMS can be found along with FAMILY BATHROOM, and EN SUITE shower room to the main bedroom. ALLOCATED parking for TWO CARS can be found opposite the buildings rear entrance.

SETTING THE SCENE

The property is approached via a hard standing footpath that provides access to the communal entrance which has a secure access and intercom system. After passing through the door, head to the

top floor where the access to the property can be found.

THE GRAND TOUR

Stepping inside the property, a carpeted hall entrance greets you, with a built-in storage cupboard and loft access hatch. Starting in the sitting/dining room, this dual aspect light and bright room offers four windows, fitted carpet and ample space for soft furnishings and dining. The kitchen leads off, complete with a range of wall and base level units, inset gas hob and built-in electric oven, space for general white goods, cupboard housing a gas fired central heating boiler and tiled splash backs. The two double bedrooms are both excellent sizes, with the main bedroom including an en suite three piece shower room with tiled walls. The family bathroom is a similar style, with a shower over the bath and tiled splash backs.

THE GREAT OUTDOORS

Allocated parking for two cars can be found opposite the building entrance in the communal car park.

OUT & ABOUT

The property is located in the market town of Wymondham, and within walking distance to a very good range of everyday amenities including shops, leisure centre and doctors surgery. Situated approximately 10 miles south west of Norwich, fantastic access leads to the A11. The town also has a railway station with direct trains to Norwich to Cambridge. Excellent schooling can be found at



To arrange an accompanied viewing please call our Wymondham Office on **01953 438838**



Wymondham College & Wymondham High School, both are highly thought of within the area.

FIND US

Postcode : NR18 0ER

What3Words : ///example.objecting.varieties

VIRTUAL TOUR

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

AGENTS NOTE

The current lease has been extended to some 171 years remaining. The current ground rent is now charged at a peppercorn rate, with service charges approximately £84 PCM.

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
817.26 ft²
75.93 m²

