

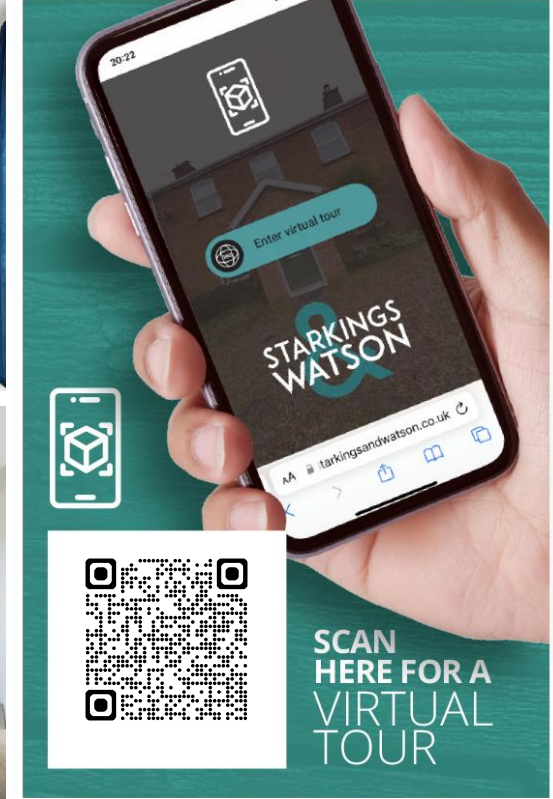
READ COURT

Old Catton, Norwich NR6 7FR

Leasehold | Energy Efficiency Rating : B

To arrange an accompanied viewing please pop in or call us on 01603 336446

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STARKINGS & WATSON

- Shared Ownership Property
- Modern First Floor Flat
- 21' Open Plan Living Accommodation
- Kitchen with Integrated Appliances
- Two Double Bedrooms
- Three Piece Bathroom
- Two Allocated Parking Spaces
- Low Monthly Charges

IN SUMMARY

This SHARED OWNERSHIP first floor flat is offered on a 75% purchase basis, with a LOW MONTHLY RENT. Located close to the BROADLAND NORTHWAY for easy access, the property is only around two years old, and is presented in EXCELLENT CONDITION. Allocated PARKING can be found outside, with the accommodation well-lit throughout with large uPVC double glazed windows in each of the TWO DOUBLE BEDROOMS, three piece bathroom and 21' KITCHEN/LIVING AREA featuring the kitchen and INTEGRATED COOKING APPLIANCES, dining area and sitting room space also.

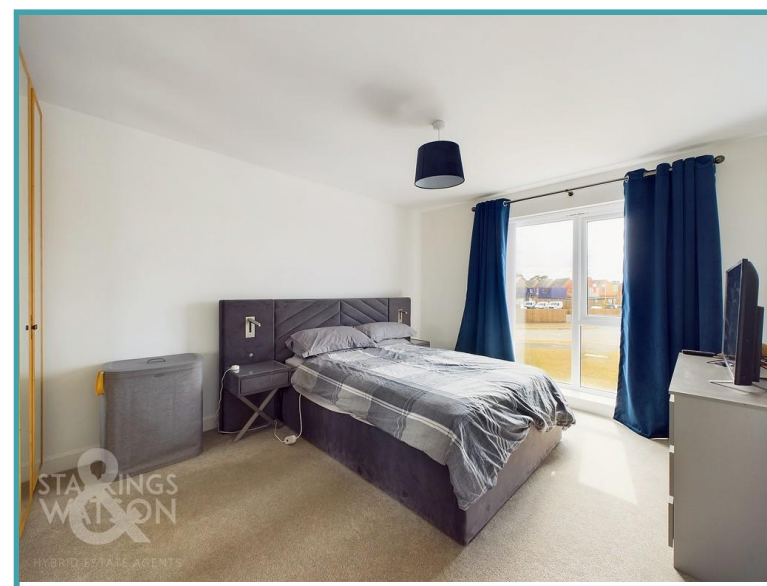
SETTING THE SCENE

The property sits right on the edge of this popular development on the outskirts of Old Catton, neighbouring the airport and is approached via a large lawn frontage with a main access door and awning found to the right of the access road which leads you towards the private parking at the rear of the property where two allocated spaces can be found.

THE GRAND TOUR

Heading through the communal entrance to the first floor, the property is immediately to your left at the top

of the stairs. The central hallway grants access to all living accommodation and also benefits from a much larger than average storage cupboard to your left, ideal for coats, shoes or any other items to be stored. Walking through the carpeted hallway, you are first met with the largest of the two double bedrooms with a front facing aspect and all uPVC double glazed windows. This generous room offers ample floor space for a large bed and additional storage furniture with tall windows allowing the room to bask in natural light. Sitting next door to this room is the smaller double bedroom, still a generous size and also with a front facing aspect. This room has a low level radiator below the window, carpeted flooring and currently serves as a study, but would make a brilliant double bedroom, home office or nursery if so desired. The three piece bathroom can be found with wooden effect flooring underfoot and part tiled surround towards the rear of the property where a rainfall shower is situated over the bath with a frosted glass window and radiator. The main living accommodation is a brilliantly spacious and open dual aspect space offering versatility with a welcoming feel. To your right, the kitchen and dining area has wooden flooring underfoot plus an array of wall and base mounted storage set around rolled edge work surfaces giving way to an integrated four ring gas hob and electric oven with extractor above. This space also offers the ability to have a formal dining table or breakfast bar such as is currently the situation. Turning to your left you are led to the carpeted flooring area that is the sitting room, again with a large almost floor to ceiling uPVC double glazed window overlooking the frontage allowing this space to be well lit no matter the time of year and decorated with a neutral but immaculate décor throughout.



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THE GREAT OUTDOORS

Externally the rear concrete courtyard offers two allocated parking spaces which are numbered for this flat.

OUT & ABOUT

Old Catton is a popular north suburb of Norwich, benefiting from a range of local amenities including shops and schooling. There is a regular bus service into the city of Norwich with a Park and Ride facility at Norwich International Airport which is close by.

FIND US

Postcode : NR6 7FR

What3Words : ///truly.trace.remind

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 75% shared ownership basis, with a monthly rent of £155.79 including the service charge. The lease is for a term of 125 years which commenced in 2022.

ELIGIBILITY

- You must be at least 18 years old.
- Outside of London your annual household income must be less than £80,000.
- You cannot own another home. Shared Ownership purchasers are often first-time buyers but if you do already own another property (either in the UK or abroad), you must be in the process of selling it.
- You should not be able to afford to buy a home suitable for your housing needs on the open market.
- You must show you are not in mortgage or rent arrears.
- You must be able to demonstrate that you have a good credit history.

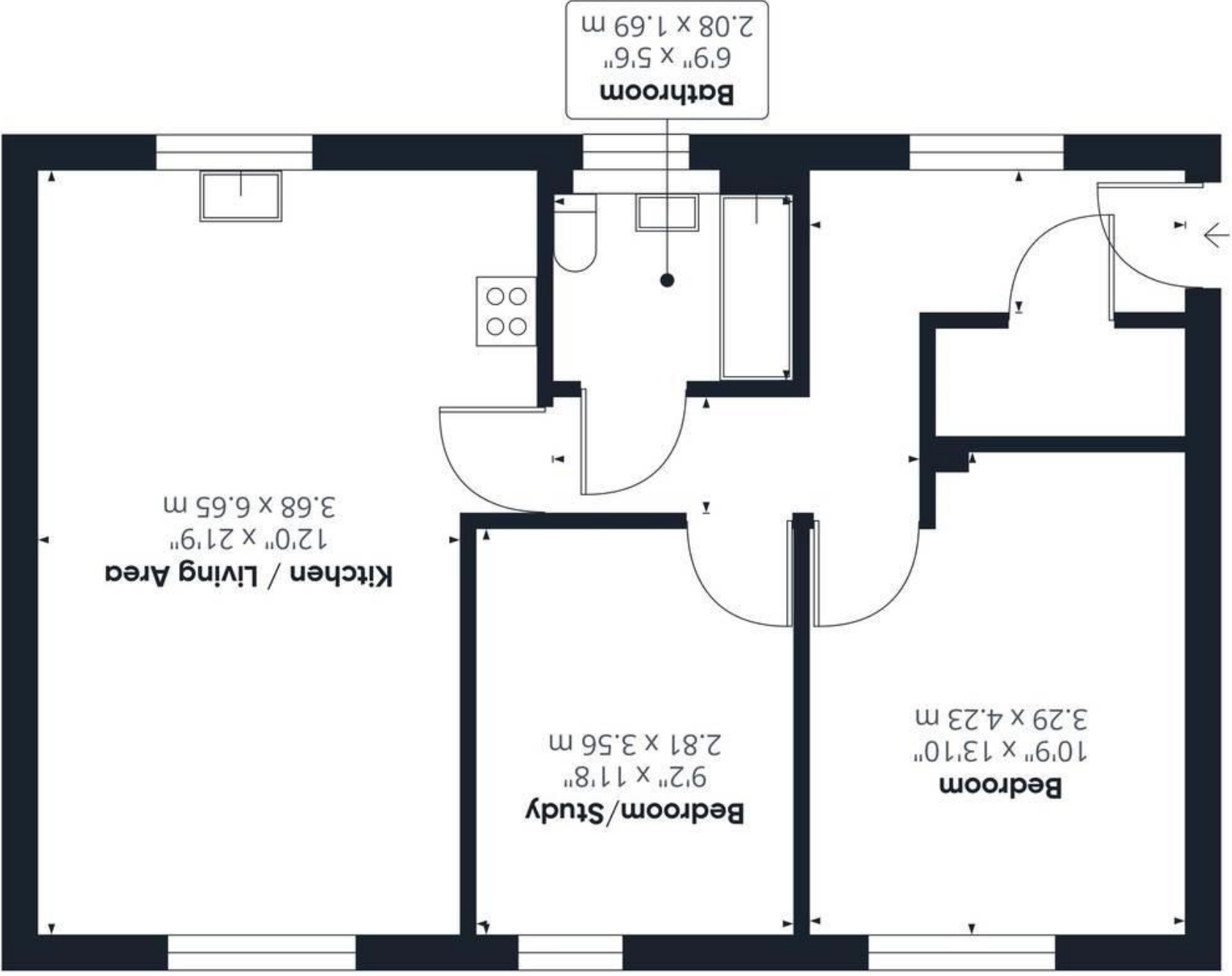
Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers 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. Calculations are based on RICS IPMS 3C standard.

(1) Excluding balconies and terraces

Approximate total area¹
 690.72 ft²
 64.17 m²

