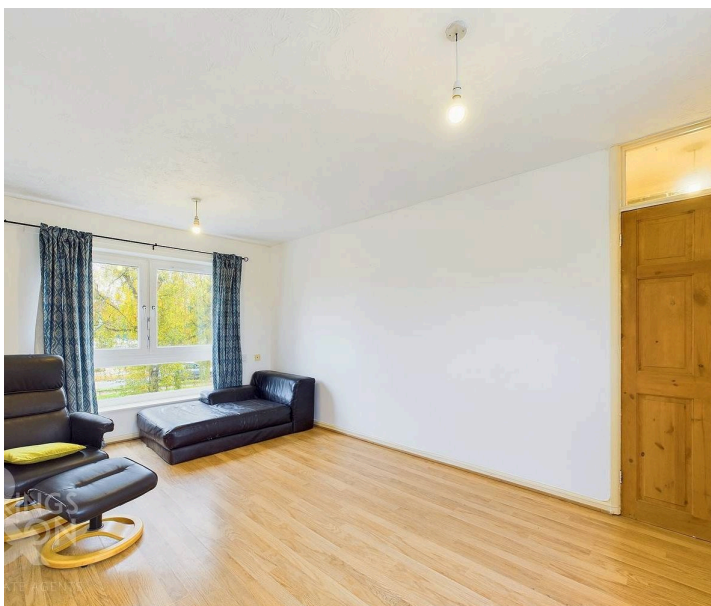




Northfields, Norwich - NR4 7ES

**STARKINGS
& WATSON**

HYBRID ESTATE AGENTS



Northfields

Norwich

NO CHAIN. Situated just a short walk from the UEA with easy links into Norwich City Centre, this FIRST FLOOR FLAT offers the ideal first time buy or investment purchase. With a 16' DUAL ASPECT sitting room which is well-lit courtesy of the uPVC DOUBLE GLAZED windows within the property, access leads into a fully fitted kitchen with a range of storage and room for additional appliances, along with a built-in BREAKFAST bar. A handy storage cupboard can be found off from the sitting room, with the THREE PIECE BATHROOM beyond all serving the ONE DOUBLE BEDROOM, and finished with electric heating. The property enjoys two external storage sheds, one next to the front of the property and another brick shed in a courtyard beyond, ideal for additional storage needs.

Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- No Chain!
- First Floor Flat
- 16' Dual Aspect Sitting Room
- Fitted Kitchen with Ample Storage
- Three Piece Bathroom
- Generous Double Bedroom
- External Storage Sheds
- Short Walk to Amenities

The property is situated adjacent to the A11 in the centre of Cringleford - only four miles to the centre of Norwich - the cathedral city and regional centre of East Anglia. The city boasts a lively nightlife as well as good shopping, cultural and social activities and a historic centre. From Norwich there is a mainline rail service to London Liverpool Street with a fastest journey time of one hour and forty minutes. Excellent state, faith and independent schools for all age groups, local shopping facilities, a Waitrose supermarket, the University of East Anglia, the Norfolk and Norwich University Hospital, parks and public houses are all within easy reach.

SETTING THE SCENE

The property is found set back from this popular street with a communal green frontage giving way to a concrete pathway leading to the stairs where the property can be found on the first floor. Turning to your left and coming to the front of the building from the stairwell you can access a tall external brick storage shed as well as a low level storage space with a services cupboard above housing the electric and gas meters.

THE GRAND TOUR

Stepping inside a smaller central landing offers you a tall storage cupboard to your right as well as a internal access to the services cupboard with the double bedroom found directly in front. The bedroom itself is laid with carpeted flooring underfoot and benefits from a large uPVC double glazed window towards the side of the property. A wall mounted electric radiator sits to your left whilst leaving enough floor space for a large double bed and additional storage solutions with a choice of layout possible for the prospective buyer.





Northfields

Norwich

Turning to your left you will find yourself within the main living accommodation in the property, courtesy of a dual aspect 16' sitting room laid with all wooden effect flooring underfoot with wall mounted electric radiator and access directly into both the kitchen and bathroom. The bathroom can be found directly ahead of the entrance door going beyond a handy built in storage cupboard housing the water heating system taking you towards the three piece bathroom suite complete with a frosted glass window, wall mounted heated towel rail and electric shower mounted over the bath. Finally, the kitchen offers a range of wall and base mounted storage set around rolled edge work surfaces with tiled splash backs beyond, plumbing and space for a washing machine is found under the counters next to a space for an electric oven and gas hob sitting adjacent to a built in breakfast bar.

FIND US

Postcode : NR4 7ES

What3Words : ///zealous.ends.pencil

VIRTUAL TOUR

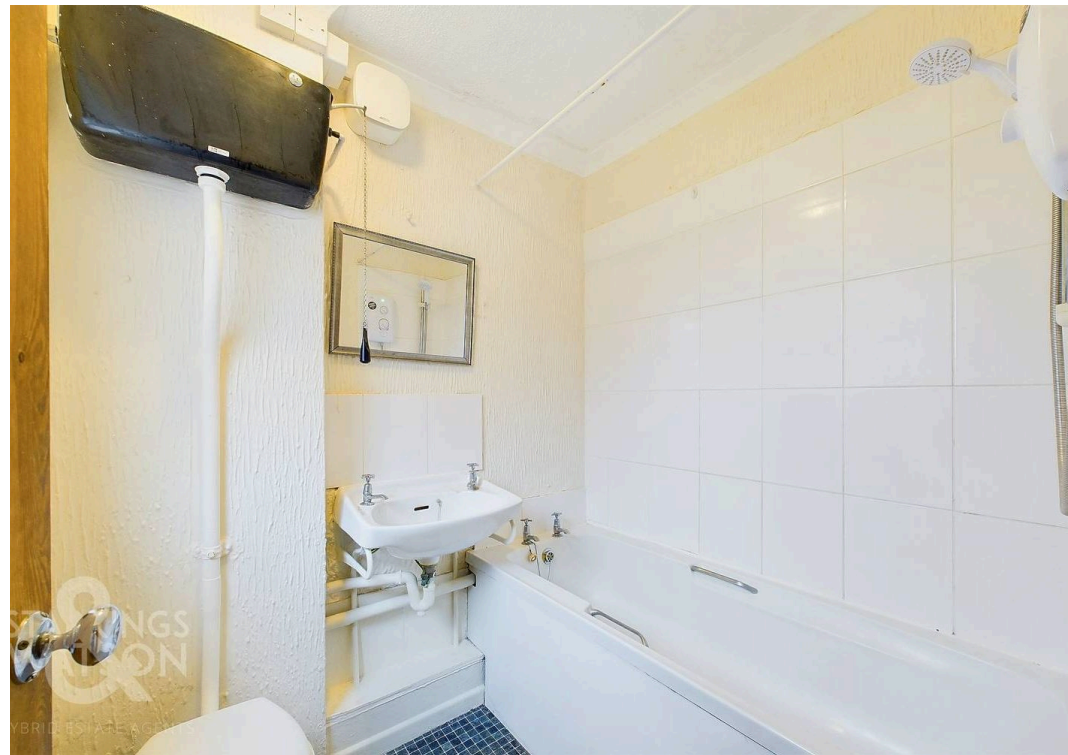
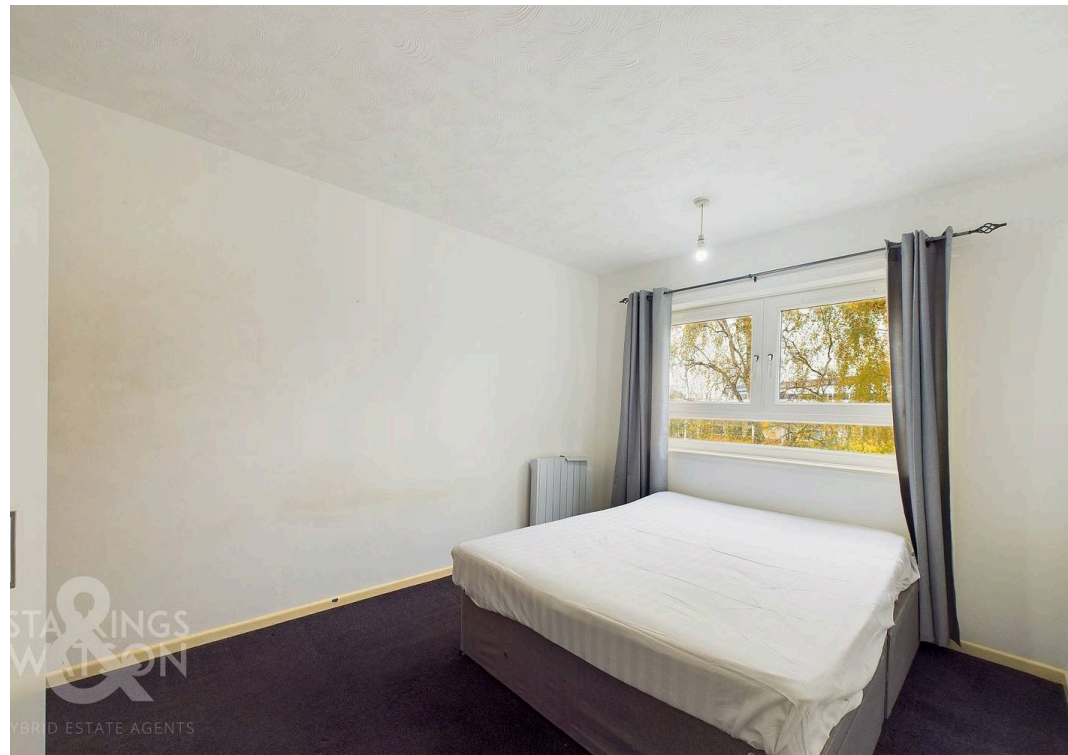
View our virtual tour for a full 360 degree of the interior of the property.

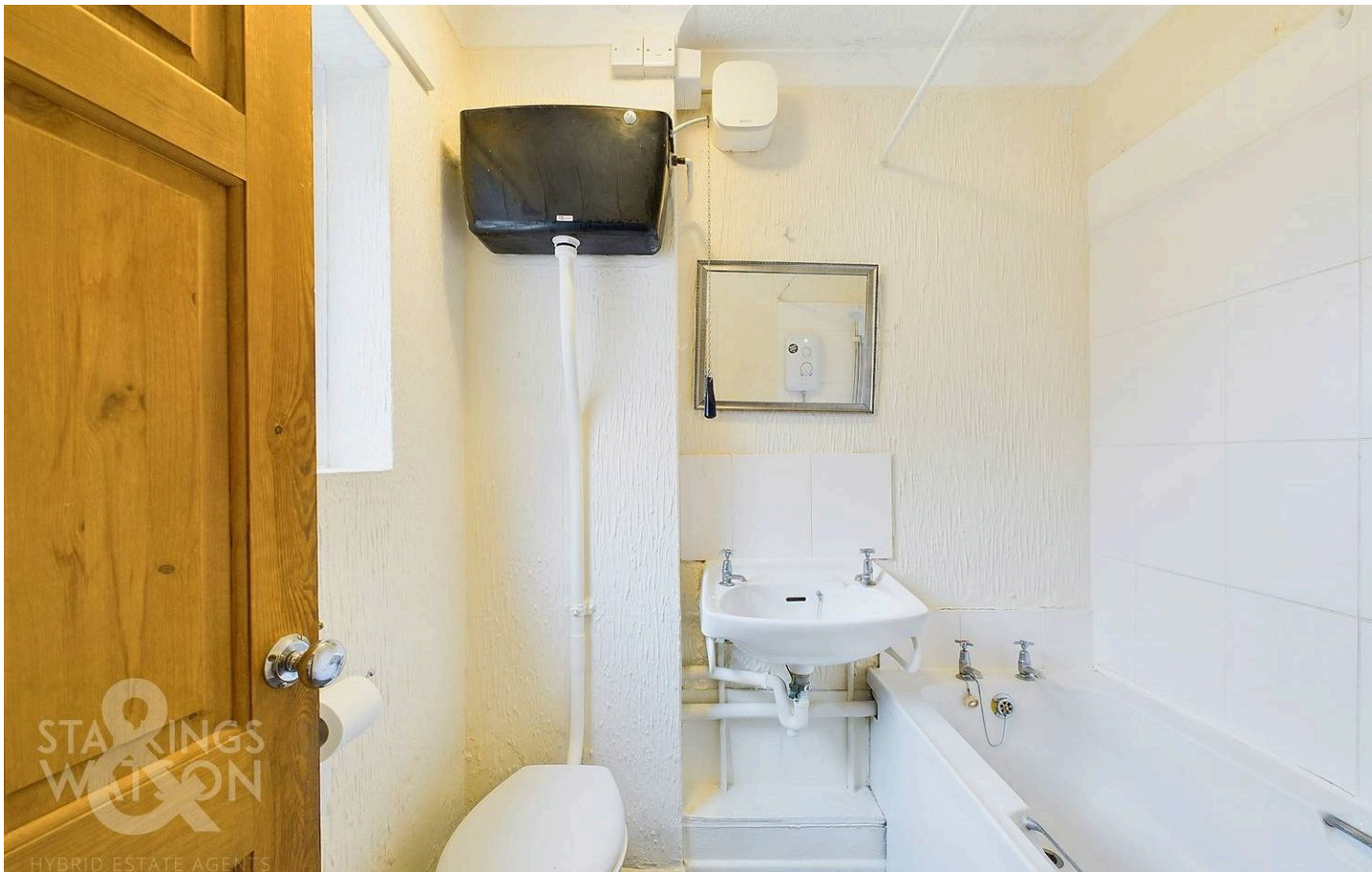
AGENTS NOTES

The agents have been made aware while the heating within the property is all electric, there is gas not only to the building but to this property itself. The property is offered on a leasehold basis whereby a lease of 125 years was introduced in November 2001. The service charge for the property is in the region of £286.84 per year with an annual ground rent payment of £10.

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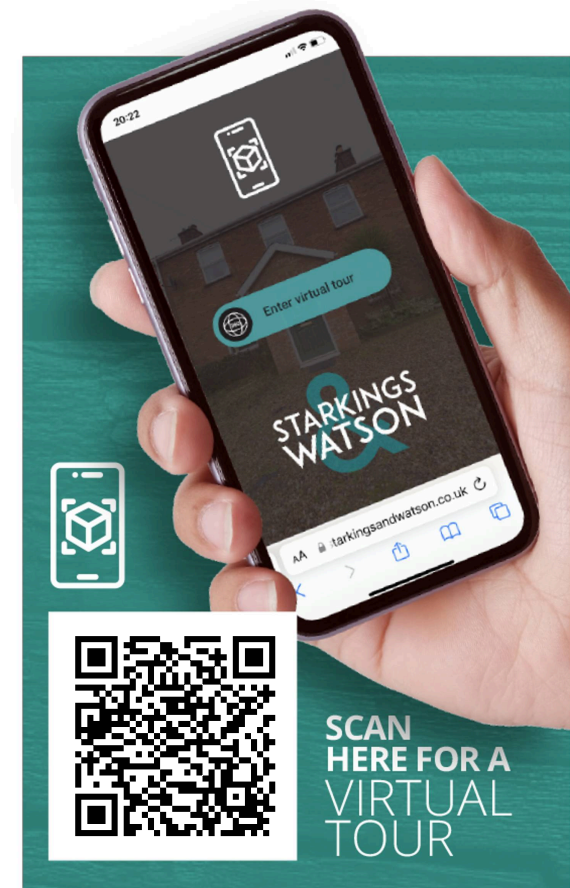
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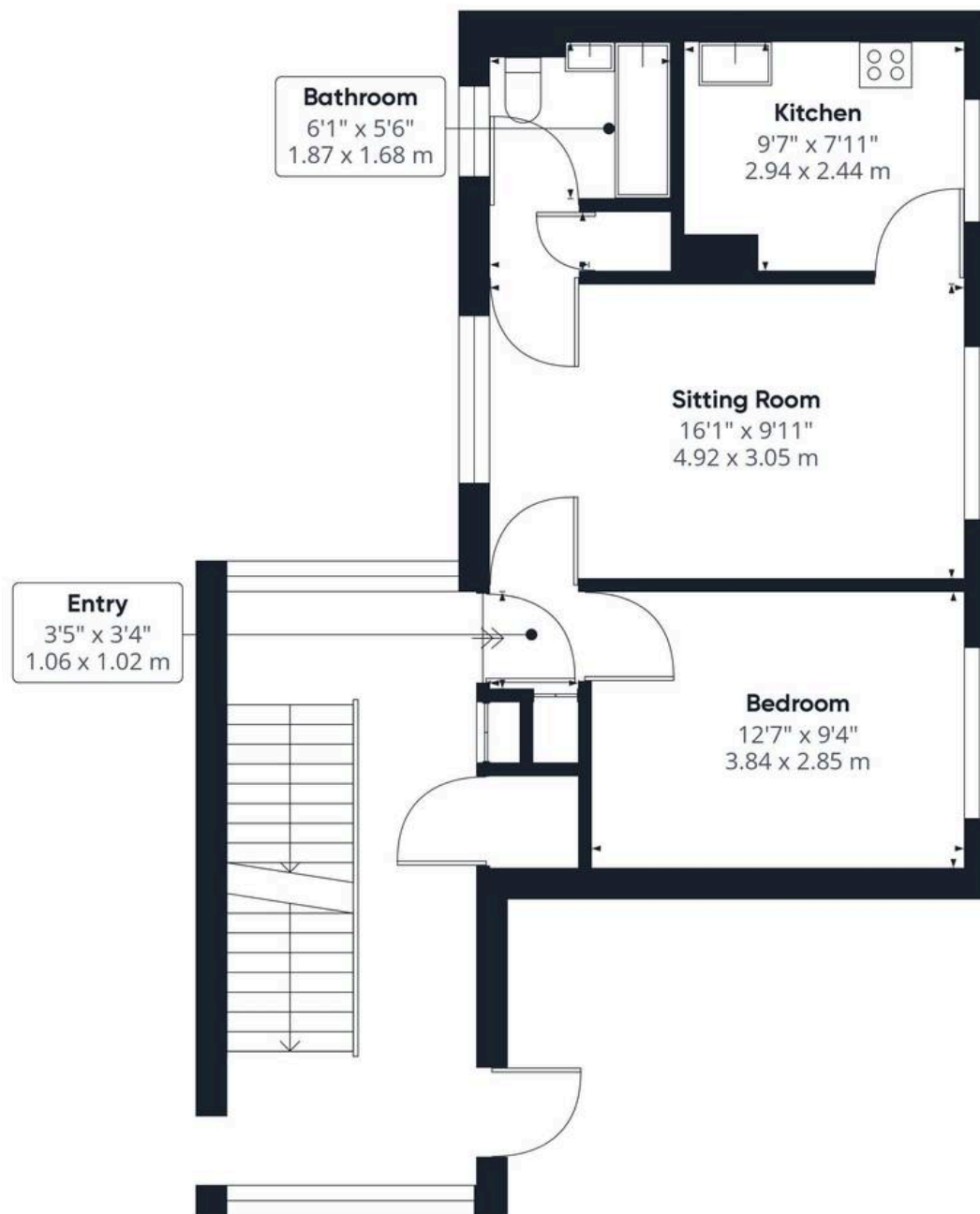




THE GREAT OUTDOORS

As you exit the property and travel through beyond the stairs you will find yourself in a courtyard opening where a row of brick storage sheds can be found with wooden doors to the front all numbered for ease of access creating additional storage capabilities.





Approximate total area⁽¹⁾

429.37 ft²
39.89 m²

(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.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360



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Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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.