



Tipperary Avenue, Wymondham - NR18 0ZA

**STARKINGS
&
WATSON**

HYBRID ESTATE AGENTS



Tipperary Avenue

Wymondham, Wymondham

VENDOR FOUND! This **FIRST FLOOR APARTMENT** with the remainder of a 999 year lease, includes **TWO PARKING SPACES** and **LOW SERVICE CHARGES**. Spanning over 500 Sq. ft (stms) and including a **MAIN BEDROOM** with **EN SUITE SHOWER ROOM**, this property is an ideal **FIRST TIME BUY** but will also be an **EXCELLENT INVESTMENT** for letting. Enjoying a **LOCATION** with excellent access to the **A11** for commuters and a range of **AMENITIES** in **WYMONDHAM** itself. The accommodation comprises an **ENTRANCE HALL**, family bathroom with three piece suite, **TWO DOUBLE BEDROOMS**, with the highlight of this property being the **OPEN PLAN SITTING/KITCHEN/DINING ROOM** with **INTEGRATED APPLIANCES**, and the option to be easily divided with furniture to create **SEPARATE SPACES**.

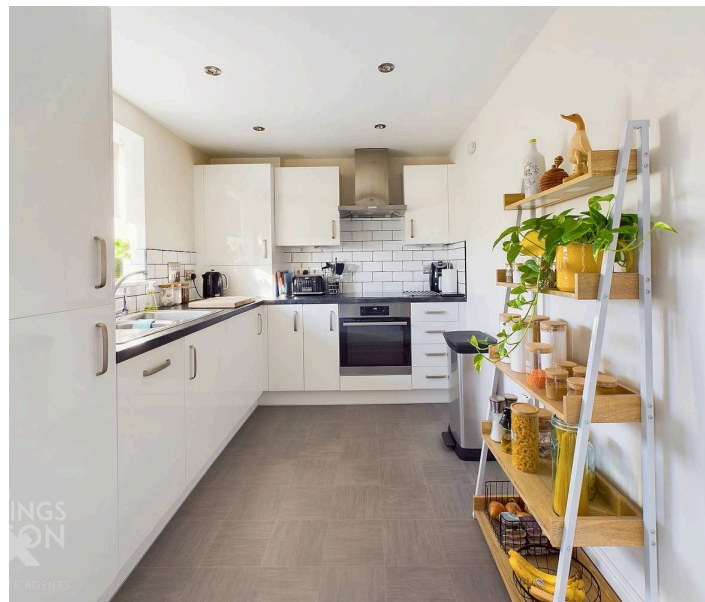
Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- First Floor Apartment
- Presented in Excellent Order
- Ideal First Time Purchase / Buy-To-Let
- Open Plan Main Reception & Kitchen
- Two Double Bedrooms
- Two Bathrooms
- Two Allocated Parking Spaces
- Excellent Position for Access to Norwich & Amenities



The property is located in the market town of Wymondham, and within close proximity 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 train station with Norwich to Cambridge railway lines. Excellent schooling can be found at Wymondham College & Wymondham High School, both are highly thought of within the area.

SETTING THE SCENE

This first floor apartment has a communal entrance hall with secure intercom system leading from the communal parking area to the front. There is a pedestrian footpath leading from the parking area to the ground floor entrance.

THE GRAND TOUR

Entering this modern apartment via the main entrance door on the first floor you will initially find an entrance hallway with storage cupboard. The first room to the right is the main bedroom with space for large bed and furnishings as well as the en-suite shower room. The next room is the second double bedroom currently used as an office but would easily accommodate a double bed. The family bathroom can be found at the end of the hallway which is fully tiled with a w/c, hand wash basin and panelled bath with shower over. The final room off the hallway is the open plan sitting room and kitchen, a lovely light and airy space with double doors off a Juliette style balcony from the sitting room end.





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The kitchen features a range of units with integrated appliances including a fridge/freezer, dishwasher, electric oven and hob with extractor fan over, whilst also offering a washing machine.

FIND US

Postcode : NR18 0ZA

What3Words : ///readily.unguarded.difficult

VIRTUAL TOUR

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

AGENTS NOTE

The lease for this apartment commenced in 2020 for a term of 999 years meaning there is 995 remaining. The service charge and ground rent for this past year was in the region of £1500.

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THE GREAT OUTDOORS
Allocated parking for two vehicles within the communal parking area is provided.





20:22

Enter virtual tour

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SCAN
HERE FOR A
VIRTUAL
TOUR



Approximate total area⁽¹⁾

506.87 ft²

47.09 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



Starkings & Watson Hybrid Estate Agents

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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.