



West Pottergate, Norwich - NR2 4BW

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&
WATSON**

HYBRID ESTATE AGENTS



West Pottergate

Norwich, Norwich

Nestled in the heart of the SOUGHT-AFTER NR2 location ideal for the CITY, UNIVERISTY or HOSPITAL, this FIRST FLOOR APARTMENT offers the perfect blend of comfort, convenience, and style. Boasting TWO AMPLE BEDROOMS complete with fitted wardrobes, there is also a large main reception with bespoke fitted furniture, a separate kitchen which has undergone some recent renovations, and a family bathroom. This property is ideal for those seeking their first home or even a buy to let investment. The property is presented in good order and benefits from permit parking close by and a dedicated bike store in addition.

Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: C



- First Floor Apartment
- Popular NR2 Location
- Large Main Reception with Fitted Furniture
- Separate Kitchen
- Two Ample Bedrooms with Wardrobes
- Family Bathroom
- Permit Parking Close By & Bike Store
- Ideal First Time Purchase

Located in the sought after postcode of NR2 and the heart of Norwich City Centre to provide an urban retreat, whilst being far enough away from the hustle and bustle, but within convenient walking distance to the main shopping district, city college, train station and Riverside complex. A number of pubs, cafes, restaurants, cinema and bars can be found along with fantastic shopping outlets. Easy access to main road links can be found, in particular the A11 and A47.

IN SUMMARY

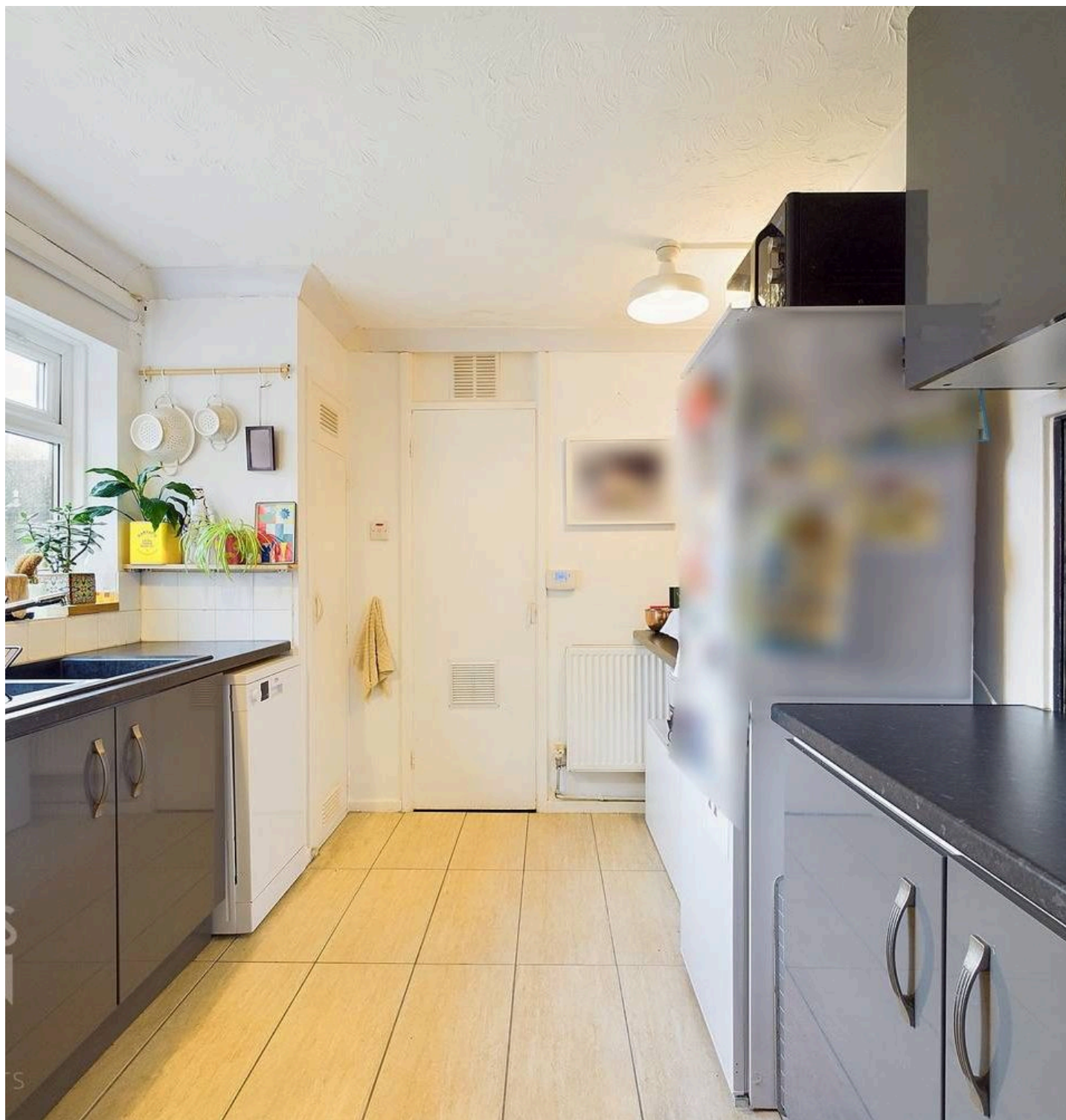
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SETTING THE SCENE

The flat is approached by a communal entrance door on the ground floor leading into an entrance lobby with stairs to the first floor. The entrance to the apartment can then be found on the first floor.

THE GRAND TOUR

Entering via the main entrance door to the front you will find a small vestibule entrance with space for coats and shoes. This leads to the kitchen in one direction and the main reception in the other. The kitchen has recently undergone some renovations and offers a range of units with rolled edge worktops over. There is space for a fridge/freezer, oven/hob and dishwasher as well as boiler cupboard housing the gas fired combi boiler and a further storage cupboard. The reception space is a





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With rolled edge worktops over. There is space for a fridge/freezer, oven/hob and dishwasher as well as boiler cupboard housing the gas fired combi boiler and a further storage cupboard. The reception space is a large and bright room with two windows and the room has been cleverly partitioned to create two separate spaces for both sitting and dining. You will also find a storage cupboard. The sitting room leads through to an inner hallway which provides access to two ample bedrooms and a bathroom. The main bedroom benefits from large double wardrobes with the smaller one also benefitting from a fitted cupboard.

FIND US

Postcode : NR2 4BW

What3Words : //game.atomic.taker

VIRTUAL TOUR

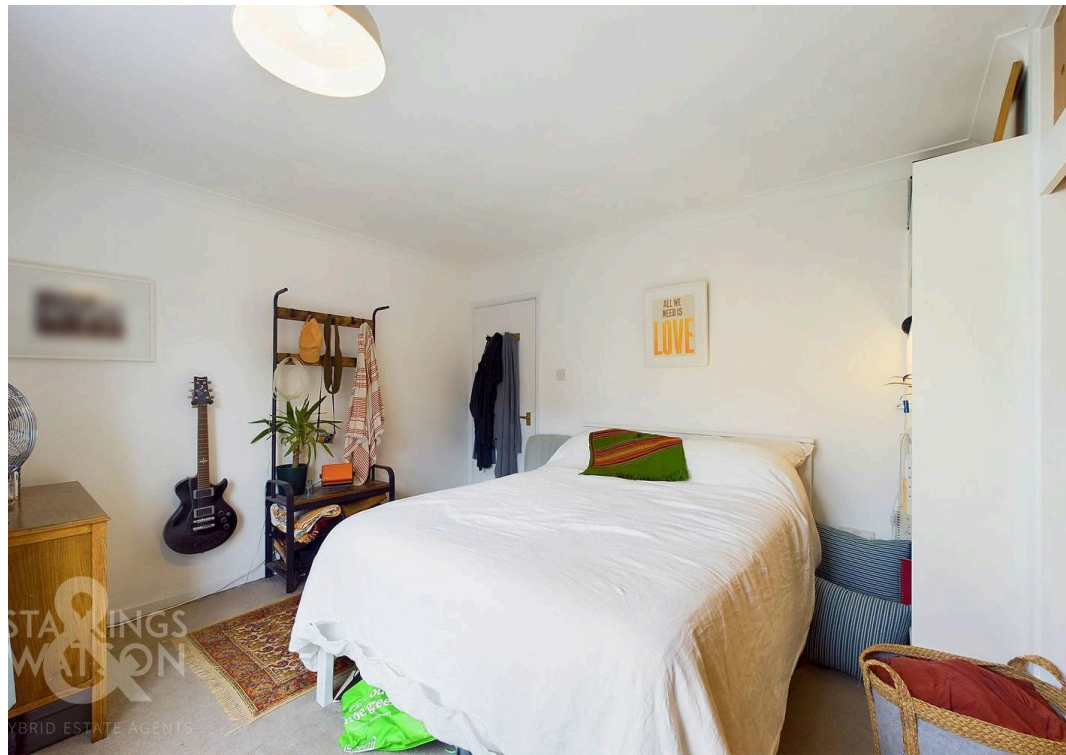
View our virtual tour for a full 360 degree of the interior of the property.

AGENTS NOTE

The property is to be sold leasehold with 89 years remaining on the lease. Service charge for the coming year is £335 with a nominal £10 PA ground rent.

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THE GREAT OUTDOORS

The property benefits from a spacious communal garden behind which is mainly laid to lawn with an array of flowers and shrubs with a storage shed. Non allocated permit parking can be found to the front of the building.

1 Non-allocated Permit Parking Space



Bathroom
5'6" x 7'0"
1.68 x 2.13 m

Bedroom
8'7" x 9'5"
2.64 x 2.87 m

Bedroom
10'1" x 11'4"
3.08 x 3.48 m

Kitchen
8'7" x 11'3"
2.62 x 3.44 m

Sitting/Dining Room
10'2" x 18'11"
3.11 x 5.78 m

Entrance
6'0" x 7'3"
1.83 x 2.22 m

Approximate total area⁽¹⁾

647.77 ft²
60.18 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 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.