



Eastgate House, 122 Thorpe Road - NR1 1FE



Eastgate House

Norwich

A fantastic TOP FLOOR APARTMENT tucked away just off Thorpe Road in the centre of Norwich within walking distance to Norwich Train Station. With an ALLOCATED PARKING SPACE and gas fired CENTRAL HEATING, the accommodation comprises a communal hall entrance with secure intercom video entry system, private hallway and a lift, open plan KITCHEN/LIVING AREA, DOUBLE BEDROOM and a well appointed bathroom - enjoying VIEWS over the CITYSCAPE beyond.

Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: B

- Fourth Floor Apartment
- Walking Distance to the Train Station
- Exceptional Views in Sought After Area
- Open Plan Kitchen/Living Area
- One Double Bedroom
- Modern Bathroom Suite
- Secure Allocated Parking
- Close to Local Amenities



Located in 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 football ground, train station and Riverside complex. A number of pubs, cafes, restaurants, cinema and bars can be found along with a fantastic shopping outlet. Easy access to main road links can be found in particular the A11 and A47.

SETTING THE SCENE

Eastgate House is a unique conversion of contemporary apartments designed with modern living in mind. The secure gated entrance leads to the allocated parking for these homes, this particular property benefits from an allocated parking space. Eastgate House boasts stunning views over the city of Norwich, The communal entrance is flooded with natural light and benefits from a lift which leads to all floors.

THE GRAND TOUR

Upon entering the apartment you are greeted with high ceilings and solid wood flooring found throughout which creates a real sense of space and light. The focal point of this property is the bright and airy living and kitchen area which makes the room perfect for entertaining. The kitchen comes equipped with all the appliances you could wish for, from the gas hob and electric oven, to general white goods including a built-in fridge/freezer, wine cooler, dishwasher and a washer/dryer. The bedroom is a fantastic size and comes complete with a large window which allows light to flow through the room. The modern bathroom is in pristine condition and comprises a fitted three piece suite with tiled flooring and wall tiles.





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FIND US

Postcode : NR1 1FE

What3Words : ///arrow.thinks.weep

VIRTUAL TOUR

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

AGENTS NOTE

The property offers a remaining 118 year lease, with annual service charges in the region of £1018.62 PA, and ground rent of £275 PA.

**STARKINGS
& WATSON**

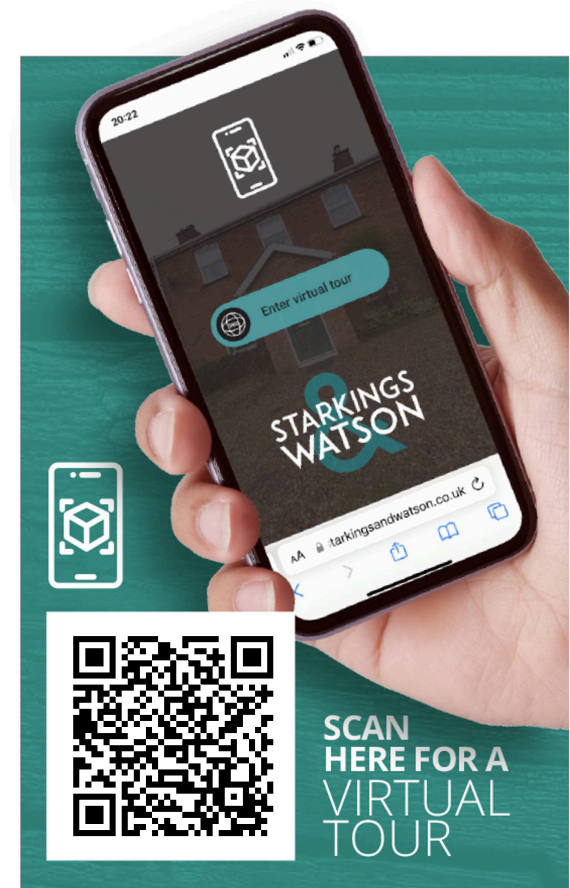
HYBRID ESTATE AGENTS

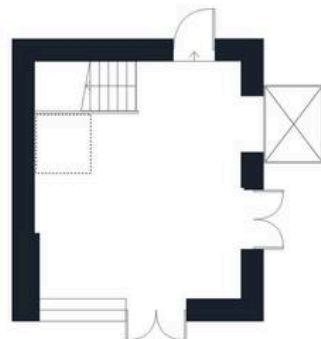




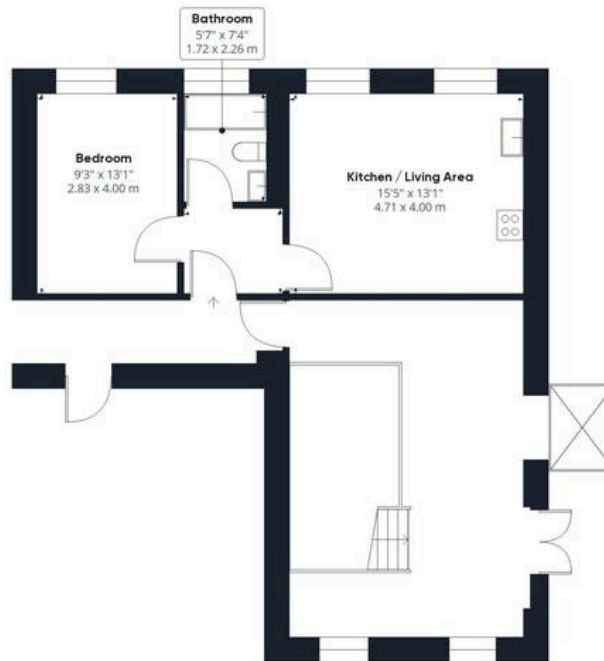
THE GREAT OUTDOORS

The apartment benefits from an allocated parking space within the secure gated residents car parking area.





Ground Floor



Floor 1

Approximate total area⁽¹⁾

403.54 ft²

37.49 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.

GIRAFFE 360



Starkings & Watson Hybrid Estate Agents

Roxburgh House, Rosebery Business Park Mentmore Way - NR14 7XP

01603 336116 • centralisedhub@starkingsandwatson.co.uk • starkingsandwatson.co.uk/

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