



New Half Moon Yard King Street, Norwich - NR1 2TL

STARKINGS  
& WATSON

HYBRID ESTATE AGENTS





## New Half Moon Yard King Street, Norwich

With NO CHAIN, this FIRST FLOOR APARTMENT close to Norwich City Centre offers ALLOCATED PARKING situated in a secure garage, a LONG LEASEHOLD (remainder of 979 years), CITY VIEWS and secure gated access. Ready to move in and offering open plan living with 16' SITTING/DINING ROOM leading to the FULLY FITTED KITCHEN, there is also a spacious walk-in cloakroom and a large DOUBLE BEDROOM. Adjacent is the bathroom with a SHOWER over the bath and glass splash-back.

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: B



- Centrally Located Apartment
- Open Plan Sitting/Dining Room with City Views
- Modern Fitted Kitchen with Appliances
- Long Leasehold (Remainder of 979 years)
- Large Double Bedroom
- Secure & Private Garage Parking
- City Location Close To Train Station
- Gated Access with Intercom System



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

The property is tucked away behind a secure gated access, with an entry telecom system providing access to the main communal entrance. Steps lead to the inner hallway where the main entrance door can be found, which in turn leads to the lifts and stair access.

#### THE GRAND TOUR

Entering from the front of the property via the private self contained entrance, you will ascend the staircase to the first floor. Through the hallway you will find the open plan 16' sitting/dining room with full height windows providing lots of natural light and wood flooring. This area offers ample space for dining and soft furnishings. Following through to the fully fitted contemporary kitchen with fitted oven, electric hob and extractor, storage can be found in high and low level cupboards. You will find there is



plenty of workspace, complete with stainless steel sink and drainer. Off the hallway, you will find a large walk-in storage space. The double bedroom provides plenty of space for furniture including a large wardrobe, with uPVC windows providing a view to the city. The three-piece bathroom is tiled throughout, with a heated towel rail, bath and shower above and opening privacy window.

#### FIND US

Postcode : NR1 2TL

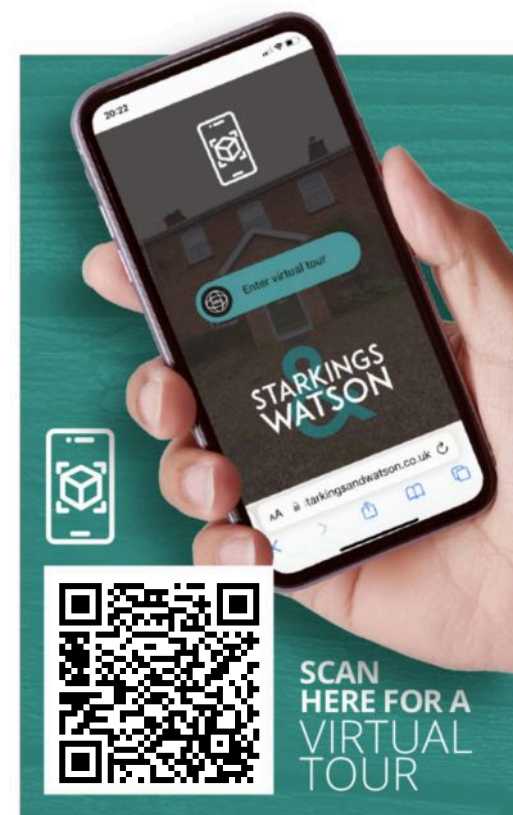
What3Words : ///rarely.such.offers

#### VIRTUAL TOUR

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

#### AGENTS NOTE

We are advised the property is offered leasehold with the remainder of a 979 year lease. Service charges are in the region of £2,485.00 PA. The ground rent is charged at £150 PA. For further clarification please contact our office. Following recent changes in legislation and a fire safety report, various works are required to the building, and we can confirm government funding has been approved to commence in coming months. The managing agents are working with the board of directors to organise and complete the relevant works.



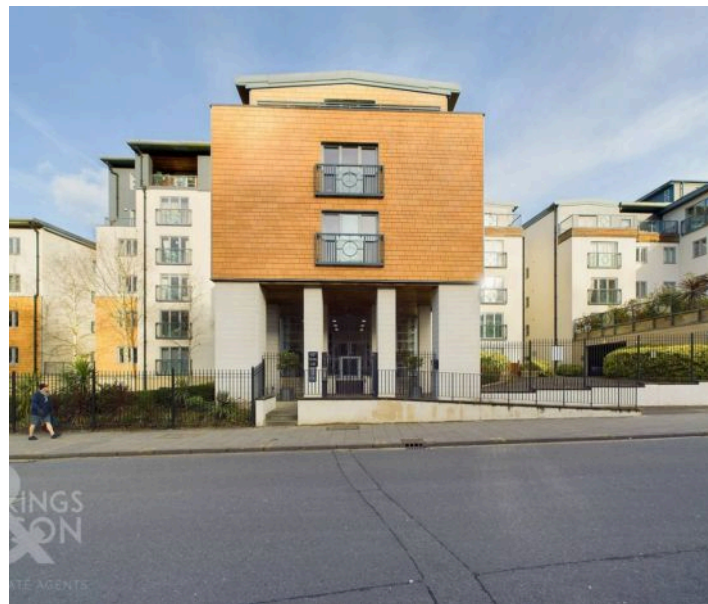








Secure gated parking:  
One Allocated Parking Space





**Approximate total area<sup>(1)</sup>**

592.24 ft<sup>2</sup>

55.02 m<sup>2</sup>

(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.

**GIRAFFE360**





## 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 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.