



Springbank, Norwich - NR1 2LH

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HYBRID ESTATE AGENTS



Springbank

Norwich

Situated at the edge of Norwich City centre, this well-proportioned FLAT benefits from all NEWLY FITTED UPVC DOUBLE GLAZED WINDOWS in 2025 with a neutral yet welcoming décor. Throughout the property there is ample BUILT-IN STORAGE on offer plus the addition of an external brick storage shed also. The main living space comes in the form of an 18' LIVING ROOM suited to fit both a SITTING ROOM and DINING ROOM suite whilst both the KITCHEN and DOUBLE BEDROOM are easily accessed off this space. The property is served by a three piece bathroom with a wall mounted shower and low level gas fired radiator.

Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- Spacious Flat On The Edge Of The City
- All 2025 Fitted uPVC Double Glazed Windows
- Well-Lit 18' Sitting/Dining Area
- Range Of Built In Storage Throughout
- One Double Bedroom
- Ideal First Time Buy or Investment
- Short Walk To All Amenities & Travel Links
- Easily Accessible On Street Parking

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 can be found with communal lawn frontages on both sides of the property where parking can come either on the lower or upper side of the building. A buzzer entrance, accessed via key fob, allows for security and privacy where an external storage shed can be found and utilized by the owners.



THE GRAND TOUR

Once inside, a central lobby creates the ideal space to slip off coats and shoes before heading indoors where the wooden effect flooring leads you through to the rest of the home. To your left immediately is the three piece family bathroom suite with a predominantly tiled surround. The space also features a shower head mounted over the bath, low level radiator and frosted glass window. The main living space comes in the form of an 18' long living room ideal for the setup of a sitting room suite and formal dining room suite with ample carpeted floor space for additional soft furnishings also. The room is incredibly well lit courtesy of a full range of 2025 fitted uPVC double glazed windows allowing natural light to flood all the living spaces. The kitchen offers a range of base mounted storage units with wooden effect flooring leading you through to the open work surfaces leaving room for freestanding appliances such as an oven and hob, fridge and washing machine with built in pantry style storage cupboard. The main double bedroom sits just off from the sitting room, again with all carpeted floor space leaving more than enough room for a large double bed, additional storage solutions where another brand new uPVC double glaze window adorns the wall with low level radiator and built in storage wardrobe.

FIND US

Postcode : NR1 2LH

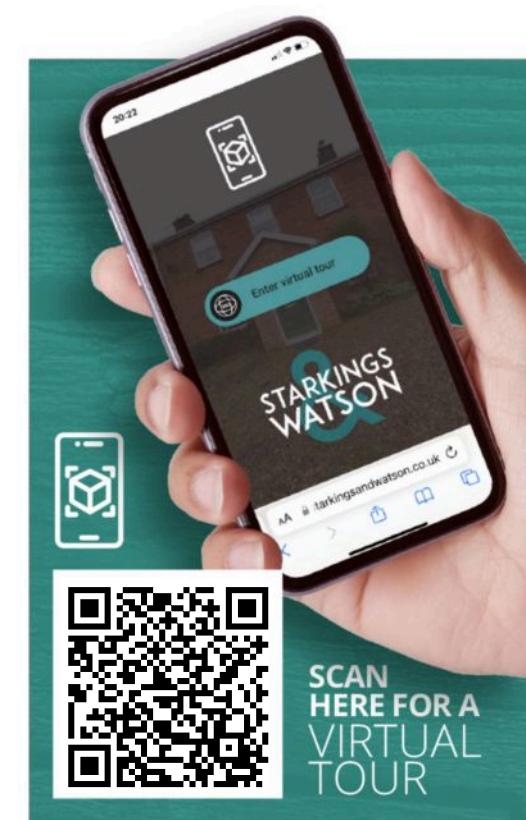
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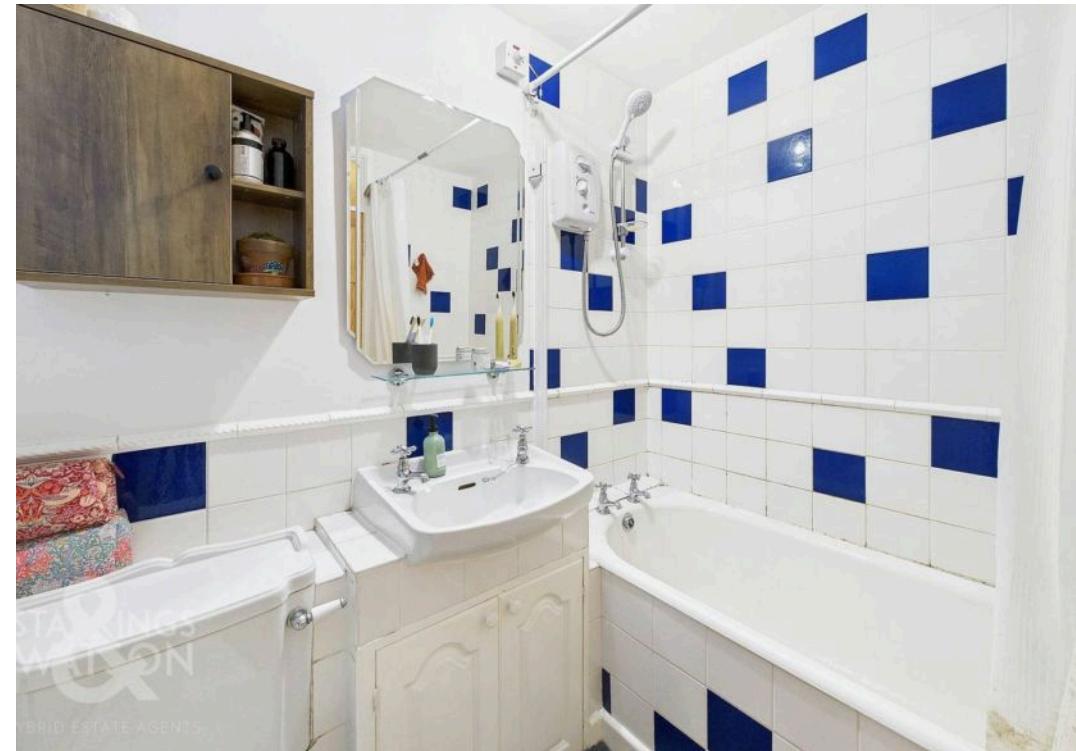
VIRTUAL TOUR

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

AGENTS NOTES

The property is offered on a leasehold basis whereby the remaining term is 94 years. There is a ground rent payable each year of £10 plus a service charge of £370.22 per year also.

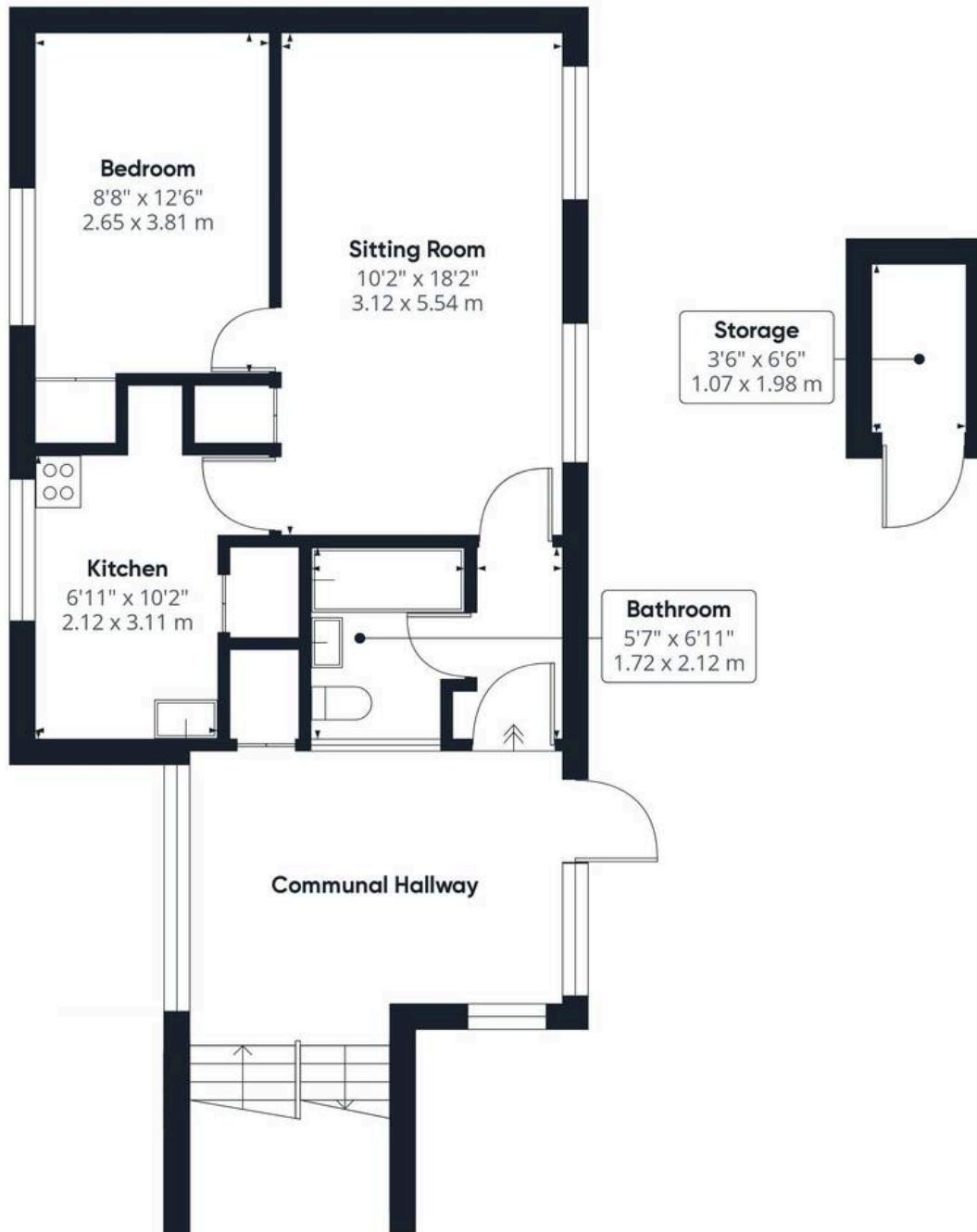






THE GREAT OUTDOORS

The building sits on a space of communal green however does not offer its own private garden area. All local amenities are just a short walk from the property with direct and easy access also being found into the heart of Norwich city centre.



Approximate total area⁽¹⁾

501.49 ft²
46.59 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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.



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