



Halcombe Court, Norwich - NR3 4JX



Halcombe Court

Norwich

This IMMACULATE and MODERN first floor flat offers a BRIGHT and INVITING INTERIOR, with views across to the adjacent Church, all within a short walk to the CITY CENTRE. Residents PARKING can be found outside, along with a GARAGE - available by separate negotiation. The hall entrance offers STORAGE, with doors to the SITTING ROOM with its large PICTURE WINDOW, kitchen/breakfast room with a NEW FITTED RANGE of UNITS and INTEGRATED APPLIANCES, one double bedroom, and LUXURY BATHROOM with a RAINFALL SHOWER over the bath. Finished with gas fired CENTRAL HEATING and uPVC DOUBLE GLAZING, the property is presented in MOVE-IN CONDITION.



Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: D

- First Floor Flat
- Attractive Views
- Garage & Parking
- Recently Modernised
- Kitchen with Integrated Appliances
- One Double Bedroom
- Sitting Room with Picture Window
- Family Bathroom with Rainfall Shower

Within walking distance to the City Centre, this North City location is popular for those working in the centre, or seeking an ideal Buy to Let. With excellent local bus routes a wealth of local amenities can be found on the door step including local schooling, shops, pubs and doctors surgery. Of course the City itself offers a vast array of shops and services, with rail links from the Train Station.



SETTING THE SCENE

Just off Denmark Road, there is a hard standing pathway that leads to both the front and rear of the property. Heading through the secure front door with intercom, there are stairs leading to the top floor where this property is located.

ENTRANCE HALL

Wood effect flooring, built-in storage cupboard, coved ceiling.

FAMILY BATHROOM

Three piece suite comprising low level W.C, pedestal hand wash basin, panelled bath with mixer shower tap and glazed shower screen, aqua board splash backs, shaver point, vinyl flooring, radiator, uPVC obscure double glazed window to side.

KITCHEN

Fitted range of wall and base level units with square edged work surfaces and inset one and a half bowl sink and drainer unit with mixer tap, tiled splash backs, inset electric hob, built-in electric oven and extractor fan over, space for fridge, space for slimline dishwasher, space for washing machine, vinyl flooring, radiator, uPVC double glazed window to side, wall mounted gas fired central heating boiler, built-in storage cupboard.

SITTING/DINING ROOM

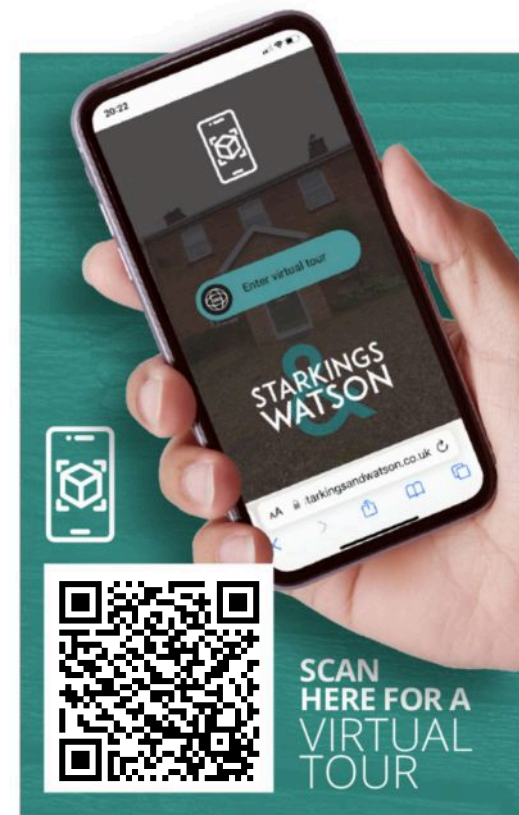
Wood effect flooring, radiator, uPVC double glazed window to front, television and telephone points, coved ceiling.

DOUBLE BEDROOM

Wood effect flooring, radiator, uPVC double glazed window to side.

VIRTUAL TOUR

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







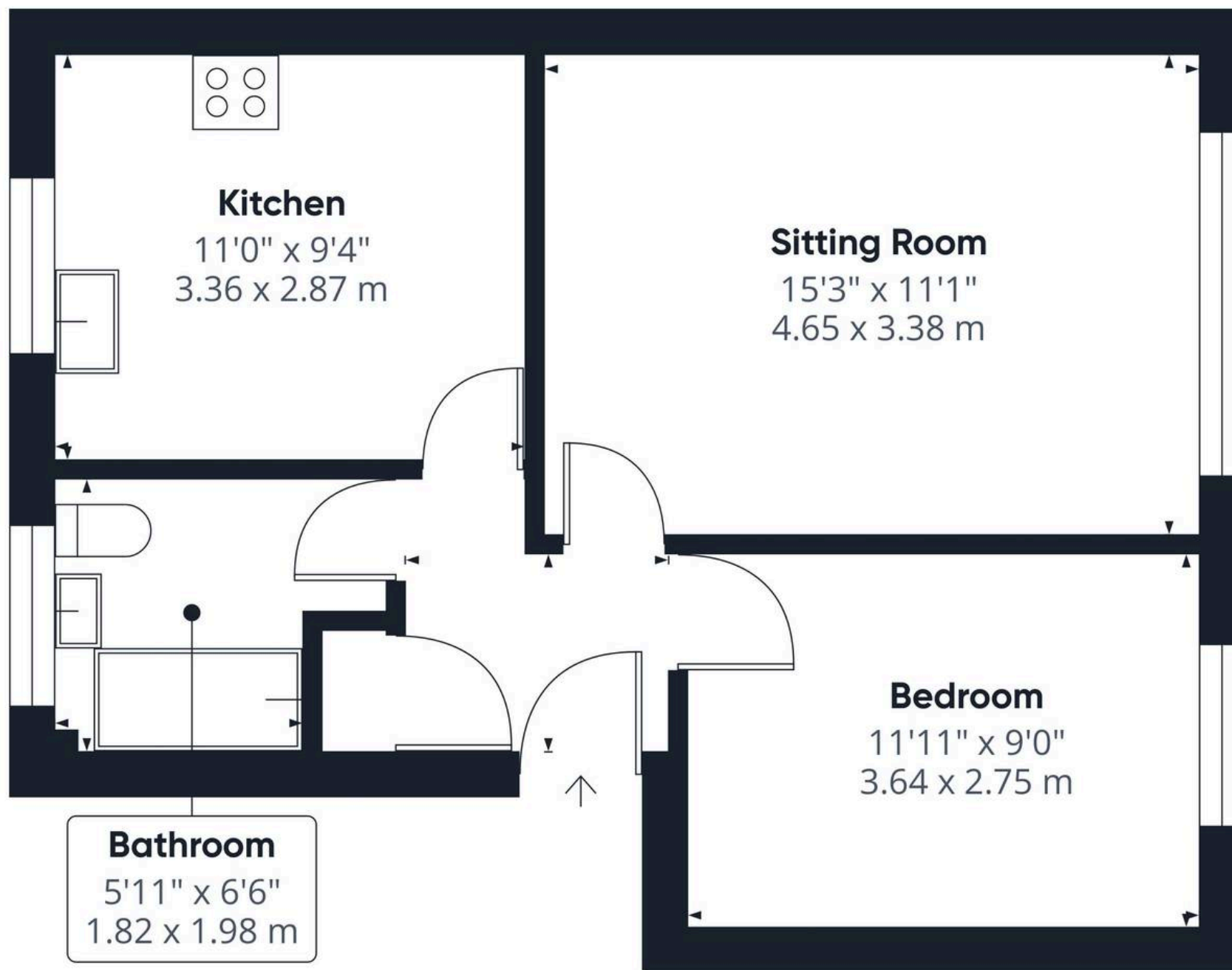
THE GREAT OUTDOORS

Communal lawned gardens can be found on the development.

FIND US

You may wish to use your Sat-Nav (NR3 4JX), but to help you...From Prince of Wales Road turn left onto Riverside Road, take the first exit at the roundabout onto Barrack Street, at the next roundabout take the third exit onto Charlton Road, then take a left turn onto Bull Close Road, and the third right onto Magdalen Road. Follow the road passing 'The Whalebone' pub turning right onto Denmark Road and the property can be found on the right hand side.





Approximate total area⁽¹⁾

471 ft²

43.8 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.

GIRAFFE360



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