



Maidstone Road, Norwich - NR1 1EA

**STARKINGS  
& WATSON**

HYBRID ESTATE AGENTS





## Maidstone Road

Norwich

This IMMACULATE first floor apartment offers POTENTIAL SECURE UNDERGROUND PARKING in a CENTRAL LOCATION within the CITY CENTRE. With OPEN PLAN LIVING, south facing JULIET style BALCONY and electric CENTRAL HEATING, the property is easy to maintain. Internally a hall entrance offers STORAGE, with an open plan sitting/dining room with a FITTED KITCHEN including integrated COOKING APPLIANCES and fridge freezer, with space for a washing machine in the hall storage. ONE DOUBLE BEDROOM offers a rear facing aspect and built-in WARDROBE, with the family BATHROOM adjacent and including a SHOWER over the bath.

Council Tax band: TBD

Tenure: Leasehold

EPC Energy Efficiency Rating: C

- First Floor Apartment
- Secure Underground Parking
- Open Plan Living
- South Facing Juliet Style Balcony
- Fitted Kitchen with Appliances
- One Double Bedroom
- Family Bathroom with Shower
- Electric Central Heating & Double Glazing

Located on the eastern fringes of Norwich City Centre providing an urban retreat, whilst being far enough away from the hustle and bustle, but within convenient walking distance to the train station, 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

A communal courtyard in front of the building offers access to the City Centre, with steps down to the communal parking and a secure door with intercom entry to the communal areas. Stairs lead to the first floor where the property can be found.



## THE GRAND TOUR

With wood effect flooring running through the hall entrance, a double storage cupboard offers storage and space for a washing machine, with a door to the open plan living space. With matching wood effect flooring running through, there is ample space for soft furnishings and a table, with the French doors onto the Juliet style balcony. The modern fitted kitchen includes an inset electric ceramic hob and built-in electric oven, along with a fridge freezer. Under cupboard lighting and a splash back complete the look. Back to the hall, the double bedroom is carpeted and leads to the rear, with a built-in double wardrobe. The family bathroom offers a well maintained three piece white suite, with tiled splash backs and a shower over the bath.

## FIND US

Postcode : NR1 1EA

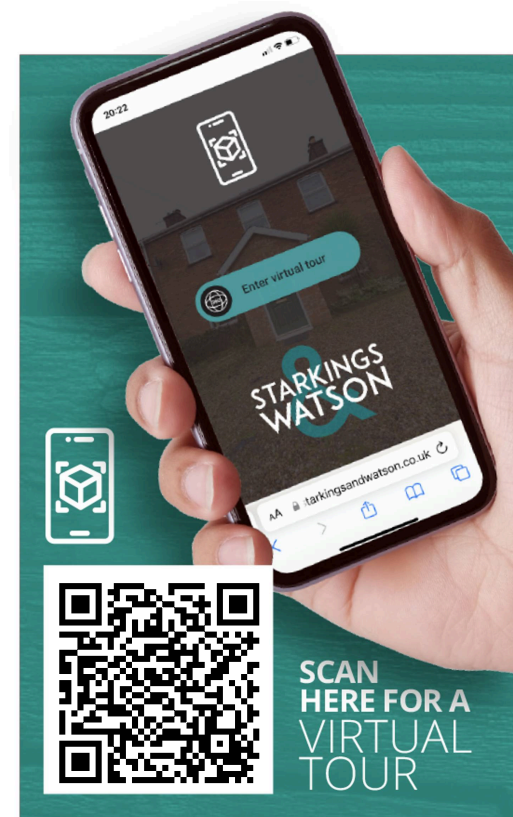
What3Words : ///limit.blitz.point

## VIRTUAL TOUR

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

## AGENTS NOTE

Parking can be included for an additional £100 PCM. Water is included within the rental payment for one person.

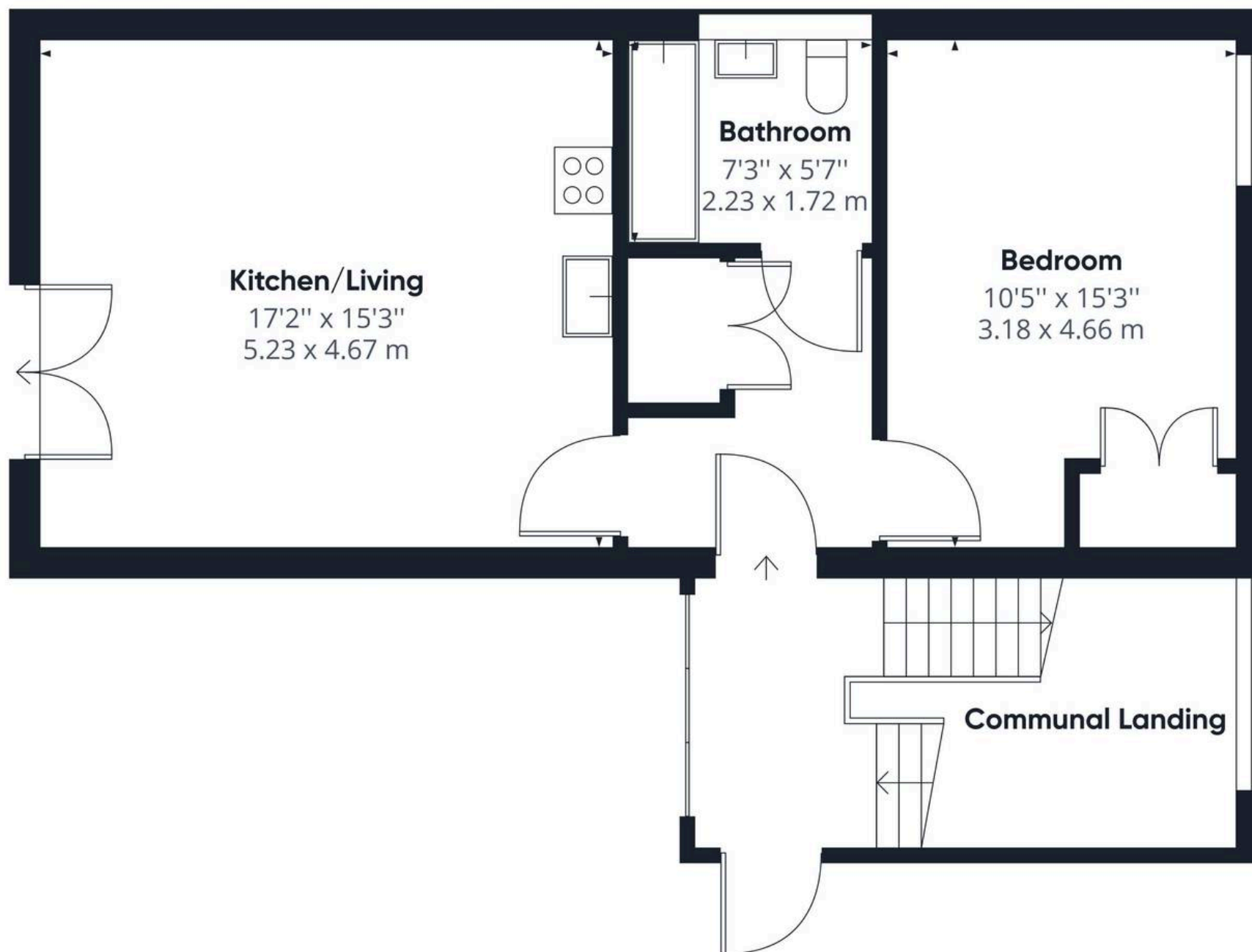












**Approximate total area<sup>(1)</sup>**

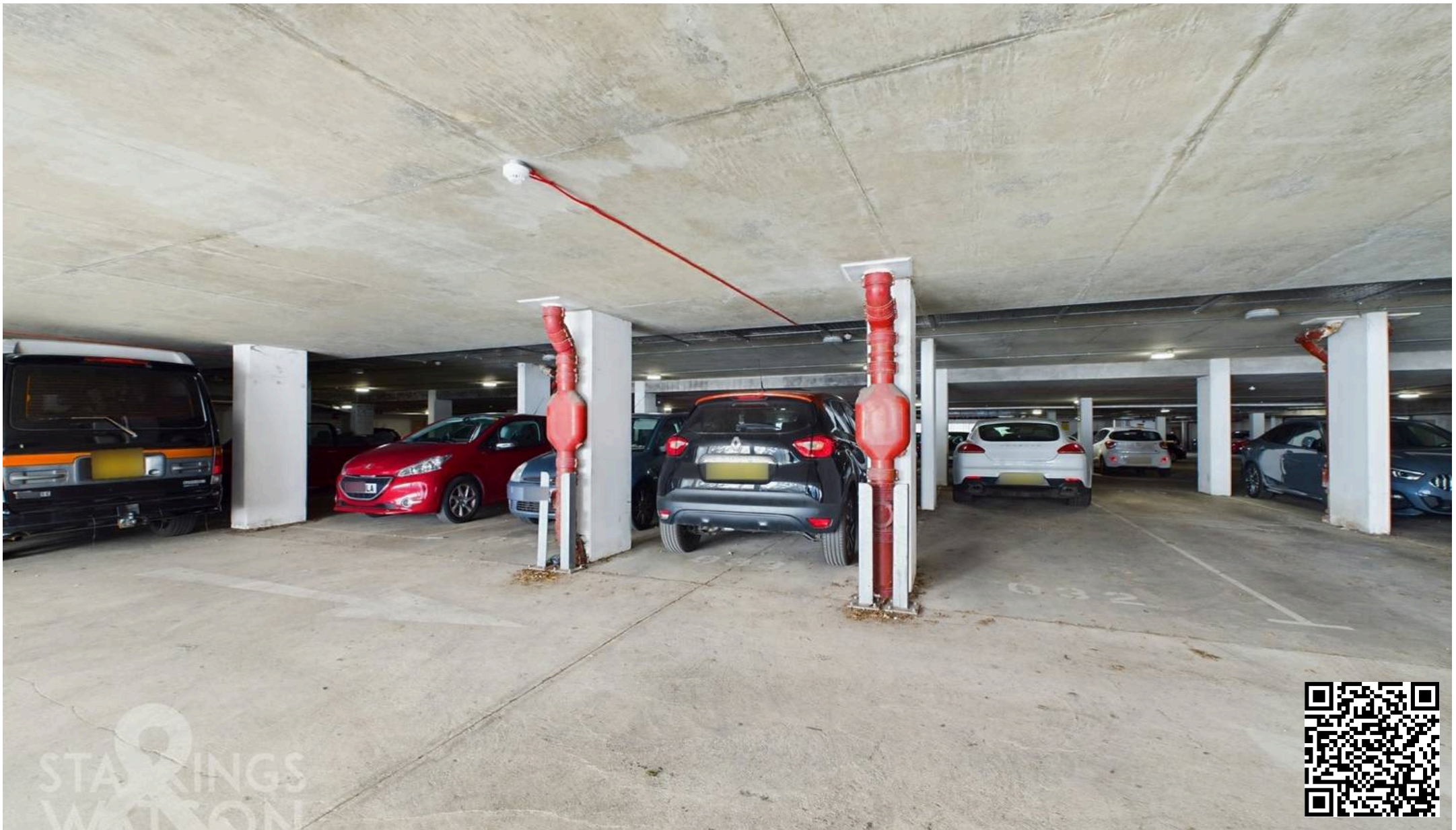
530.18 ft<sup>2</sup>

49.26 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.

GIRAFFE360



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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.