



Teal Drive, Costessey - NR8 5FQ



Teal Drive

Costessey, Norwich

Set towards the edge of this ever popular development, this GROUND FLOOR FLAT offers SECURE GATED ENTRY with a TELECOM SYSTEM, within walking distance to local amenities. The inner courtyard provides an ALLOCATED PARKING SPACE with further visitor spaces available. Internally the property benefits from recently fitted wood effect laminate flooring and tasteful redecoration. Inside, the HALLWAY ENTRANCE allows access to all the accommodation. Including a spacious SITTING ROOM, boasting a DUAL ASPECT, flooding the room with natural light. The fully fitted KITCHEN benefits from INTEGRATED COOKING APPLIANCES. TWO BEDROOMS also open from the hallway, both of which include INTEGRATED WARDROBES, serviced by a three piece FAMILY BATHROOM suite with a shower over the bath.

Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: C



- Ground Floor Flat
- Ideal First Time Buy or Investment Property
- Dual Aspect Sitting Room
- Fitted Kitchen With Integrated Cooking Appliances
- Two Bedrooms With Built In Wardrobes
- Three Piece Family Bathroom
- Walking Distance to Local Amenities
- Allocated Parking Space

The development of Queens Hills is located on the fringes of Costessey. Local schooling, shops and food outlets are located within walking distance, and a regular bus link into Norwich City centre is provided. The nearby Longwater Retail Park offers a fantastic range of shops and supermarket, whilst the A47 leads to Norwich and the A11.

SETTING THE SCENE

The property is set back from the main access street below an opening which takes you to a large brick weave communal car parking area where one allocated parking and two visitor spaces can be found. The main access door sits on this more enclosed side of the building with key and buzzer entry for safety and security. The main entrance space is laid with carpet leading to the main entrance.



THE GRAND TOUR

Once inside, the spacious hallway entrance offers doors giving way to all the accommodation, with an entry telephone intercom system and newly laid wood laminate flooring running underfoot. To the left hand side, the fully fitted kitchen offers a range of wall and storage cupboards with matching worktops. A stainless steel sink with integrated drainer and mixer tap is positioned below the window with under counter space available for a washing machine and adjacent space for an American style fridge freezer. Integrated cooking appliances also feature an oven, four burner gas hob and extractor. Across the hallway, a doorway opens to the dual aspect sitting room, with uPVC double glazed windows and French doors leading to a 'Juliet' style balcony flooding the room with natural light. Carpeted flooring runs underfoot whilst the conventional size and layout of the space is conducive to a potential choice of soft furnishings where recesses have been cleverly utilized by the current owner for further additional storage. Two bedrooms also can be found on the hall. The main double bedroom enjoys twin uPVC double glazed windows, radiators and carpeted flooring, benefiting from built in wardrobes with sliding mirrored doors. The second bedroom enjoys the same integrated wardrobes, currently used as a study/studio space, also perfect as a larger single bedroom. Completing the accommodation, a three piece family bathroom can be found adjacent to the entrance offering a shower over the bath with floor to ceiling tiling surrounding for ease of maintenance, a glass splashback, and a frosted glass privacy window.

FIND US

Postcode : NR8 5FQ

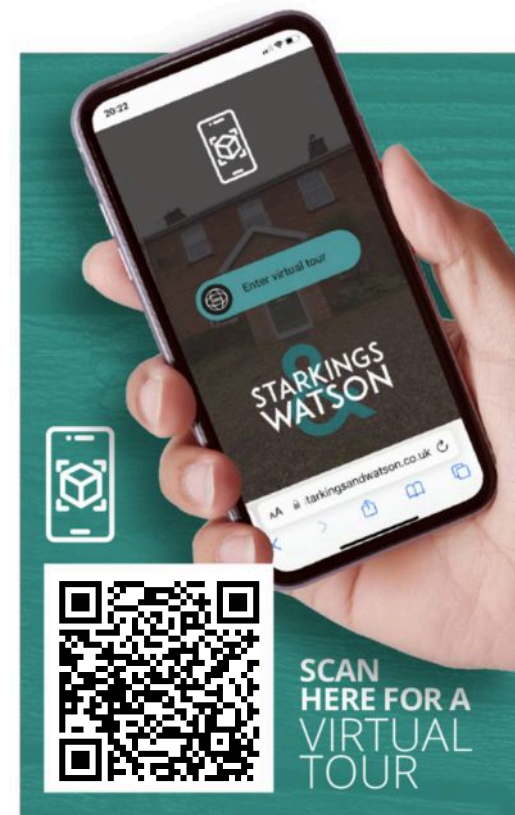
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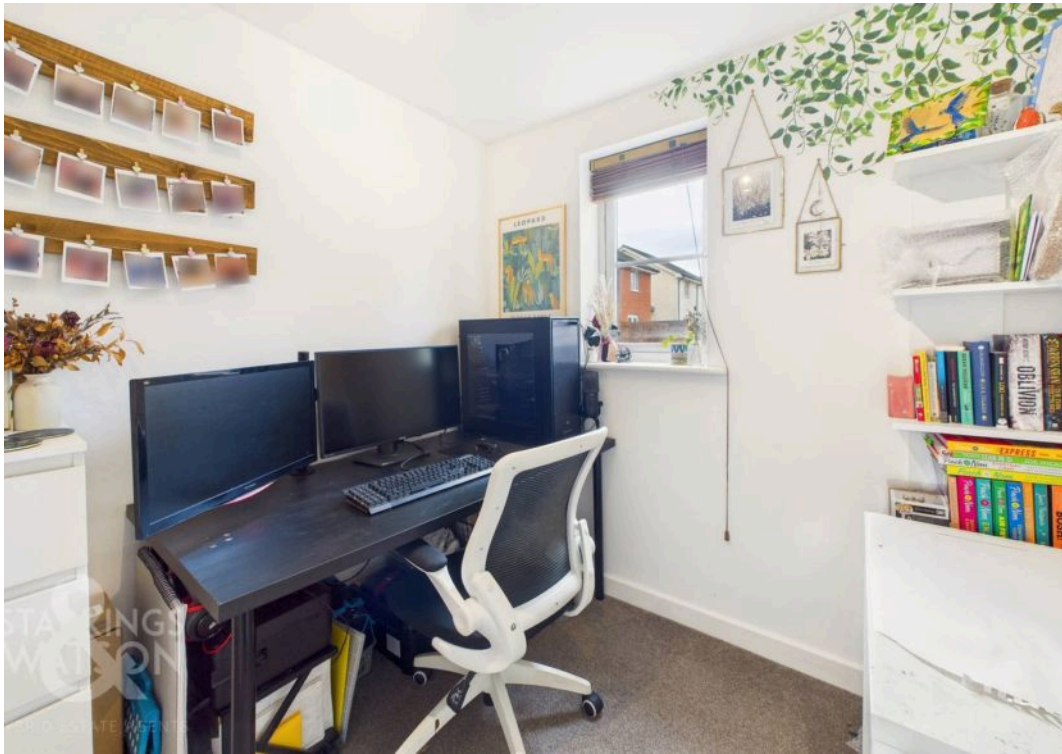
VIRTUAL TOUR

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 where 107 years remain on the lease. Service charge comes to a total of £1,804.56 per annum whilst the ground rent totals £350.16 per annum. These charges are taken out quarterly meaning a payment of £451.14 for service charge and £87.54 for ground rent every four months.



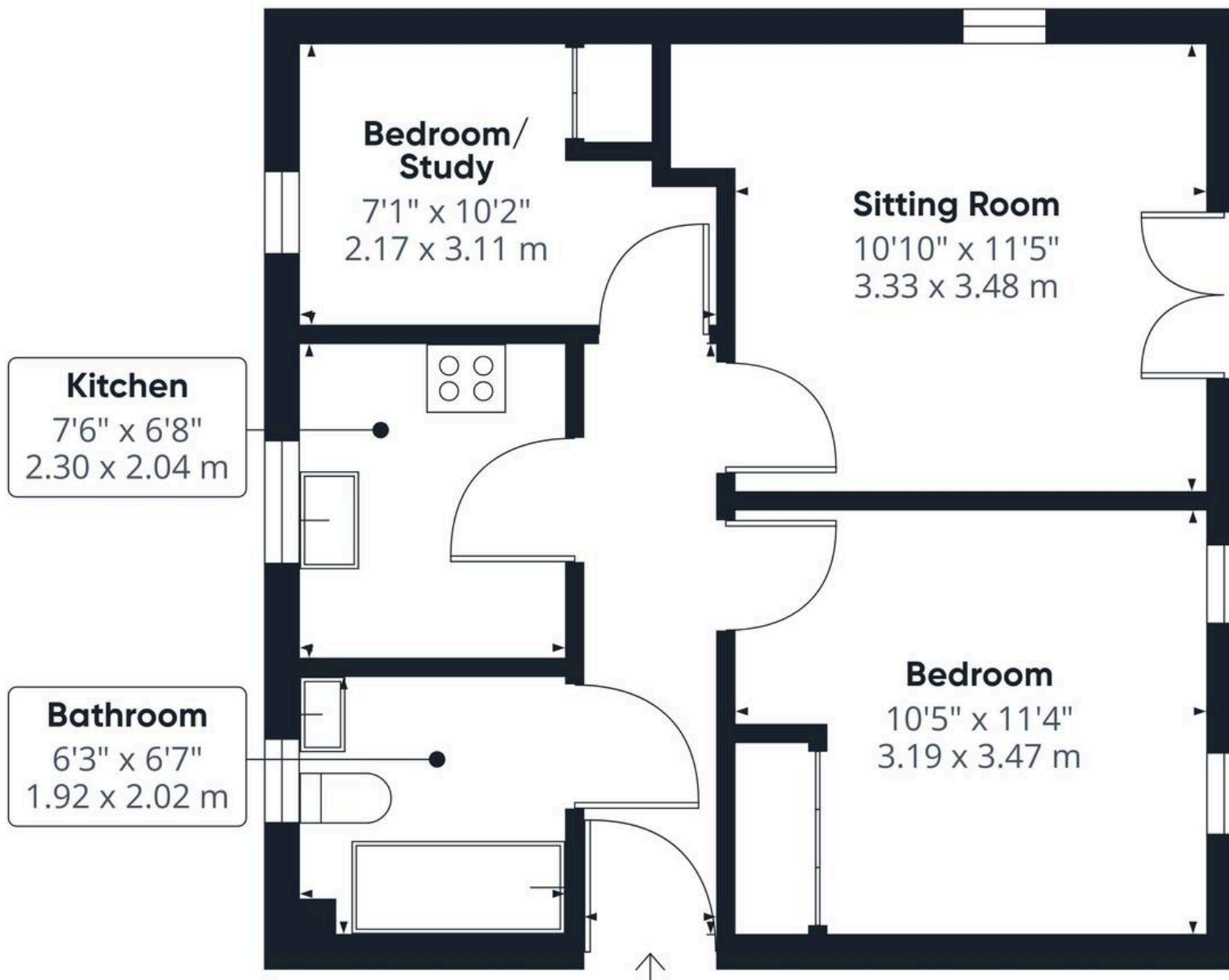




THE GREAT OUTDOORS

The property does not come with a private garden space however there are many spots nearby to enjoy. Within walking distance all amenities including food, leisure and shopping are available as well as public transport links in to the city and beyond.





Approximate total area⁽¹⁾

454 ft²

42.2 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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