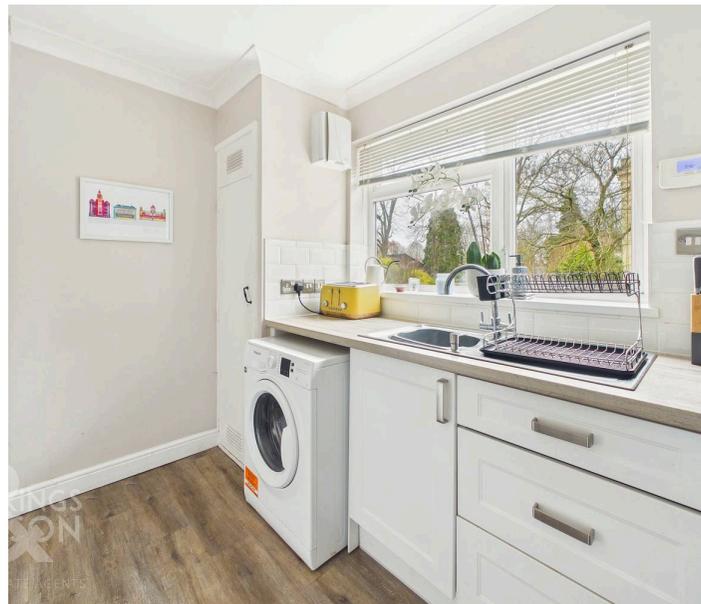




Paragon Place, Norwich - NR2 4BL



## Paragon Place

Norwich

NO CHAIN. Offered in IMMACULATE CONDITION this FIRST FLOOR FLAT sits only moments walk from public transport links and the vibrant heart of Norwich city centre. The property has served as a SUCCESSFUL LONG TERM LET with the current owner fully updating the GAS CENTRAL HEATING BOILER, flooring, kitchen and bathroom within the last two years with a tenant who has maintained and cared for the property brilliantly. An impressive and well-lit 17' DUAL ASPECT main living space comprises the sitting and dining room space with a BALCONY terrace overlooking tree lined green spaces and the NEWLY UPDATED KITCHEN just to the side with ample storage. A modern THREE PIECE BATHROOM serves TWO DOUBLE BEDROOMS all presented in a bright and neutral fashion giving the home a welcoming feel from front to back.

Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: C

- No Chain
- First Floor Flat
- Fantastic Condition Throughout
- Updated Flooring, Gas Central Heating, Kitchen & Bathroom Circa 2024
- 17' Dual Aspect Sitting Room With Balcony
- Two Double Bedrooms
- Short Walk To City Centre & Public Transport
- Ideal First Time Buy or Investment Opportunity

Located in the sought after postcode of NR2 and 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 main shopping district, city college, train station and Riverside complex. A number of pubs, cafes, restaurants, cinema and bars can be found along with fantastic shopping outlets. Easy access to main road links can be found, in particular the A11 and A47.

#### SETTING THE SCENE

The property sits at the very top of the road with tree lined coverage from the main street in front and wrap around green spaces surrounding the building. On street parking comes in the form of permit bays to the front of the home with a buzzer and intercom system for secure entry to the ground floor.



## THE GRAND TOUR

Once inside, a well decorated and neatly presented central hallway is the first place to greet you recently laid with all wooden effect flooring, this space grants access to all living accommodation within the property as well as a handy built in storage cupboard. Immediately to your left is the first of the bedrooms - whilst the space currently functions as a home office and dress room, it is more than capable of hosting a double bed with tree line views out to the double glazed window with a built in storage cupboard also. The largest of the bedrooms sits slightly further down the hallway on the right hand side. A well proportioned double bedroom laid with all carpeted flooring leaving more than enough room for a large double bed with additional soft furnishings and storage solutions with the added benefit of double built in wardrobes.

Each of the rooms is served by a modernized three piece bathroom suite - the space has been neutrally decorated and finished with a modern heated towel rail, shower head and glass screen mounted over the bath with further vanity storage. The main living area comes to the very end of the hallway in the form of a 17' dual aspect sitting room. The same wooden effect flooring as in the hallway reaches up through to the space leaving more than enough room for both a formal dining and sitting room suite with double glazed windows and doors leading onto a terrace balcony with views overlooking the surrounding greenery. Just off from the sitting room is a fully fitted and modernized kitchen space complete with a multitude of wall and base mounted storage units partnered with square edge wooden effect work surfaces and all tiled splashbacks. This space leaves more than enough room for freestanding appliances with plumbing for a washing machine and extraction hood fitted over the space for the oven and hob whilst a recently updated gas central heating boiler sits on the exterior wall.

## FIND US

Postcode : NR2 4BL

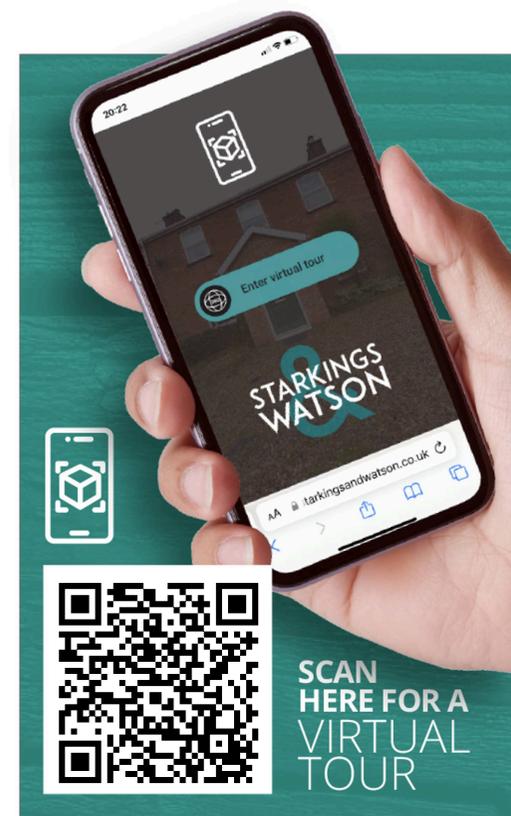
What3Words : [///school.counts.land](http://school.counts.land)

## VIRTUAL TOUR

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

## AGENTS NOTES

Please note the property is offered on a leasehold basis where there is a remaining term of 102 years. There service charge amounts to roughly £330 per annum but is subject to fluctuation with a Ground Rent of £10 per annum.







## THE GREAT OUTDOORS

There are no private garden spaces for this property however a full range of amenities and public transport links are only a short walk away within the city centre.





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

582 ft<sup>2</sup>

54 m<sup>2</sup>

**Balconies and terraces**

46 ft<sup>2</sup>

4.3 m<sup>2</sup>

(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.

**GIRAFFE 360**





## Starkings & Watson Hybrid Estate Agents

Roxburgh House, Rosebery Business Park Mentmore Way - NR14 7XP

01603 336116 • [centralisedhub@starkingsandwatson.co.uk](mailto:centralisedhub@starkingsandwatson.co.uk) • [starkingsandwatson.co.uk/](http://starkingsandwatson.co.uk/)

Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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.