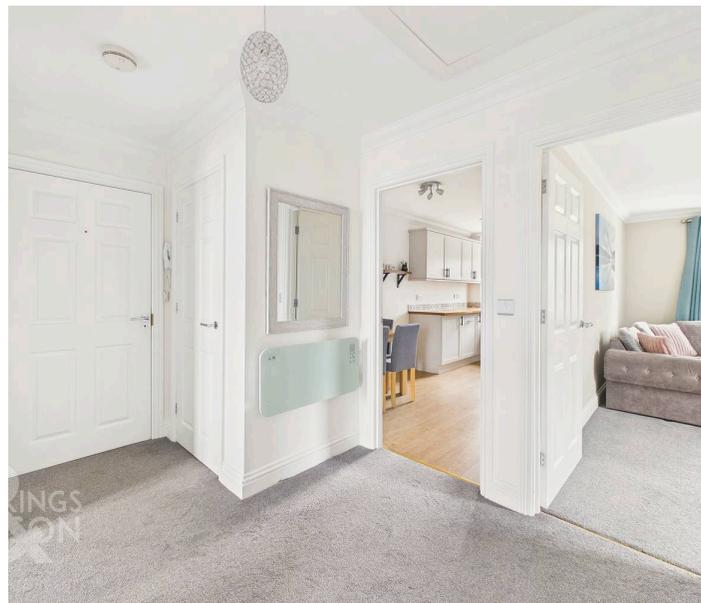




Bromedale Avenue, Mulbarton - NR14 8GG

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&  
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HYBRID ESTATE AGENTS



## Bromedale Avenue

Mulbarton, Norwich

Guide Price £165,000-£170,000. NO CHAIN. This LIGHT and INVITING FIRST FLOOR APARTMENT occupies a PRIME TOP FLOOR POSITION within a well-maintained development, ideally situated CLOSE TO LOCAL AMENITIES and TRANSPORT LINKS, whilst OVERLOOKING GREEN SPACE. Step through the WELL KEPT COMMUNAL AREAS and into a welcoming hall entrance, which offers practical storage solutions for coats and shoes. The heart of the home is an IMPRESSIVE 15' DUAL ASPECT SITTING ROOM, flooded with natural light from generous windows, creating an airy and versatile living space perfect for relaxing or entertaining. The adjacent 15' KITCHEN/DINING ROOM is thoughtfully designed with ample space for a dining table, featuring modern cabinetry, plentiful work surfaces, and integrated appliances, making it ideal for both every-day living and hosting guests. Both bedrooms are generously proportioned DOUBLES, offering flexibility for family, guests, or a home office, and benefit from large windows and neutral décor - one includes BUILT-IN WARDROBS.

The FAMILY BATHROOM is complete with a white suite and a SHOWER over the bath, complemented by tiling and practical storage.

Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: C

- No Chain!
- Light & Inviting First Floor Apartment
- Close to Local Amenities & Transport Links
- Well Kept Communal Areas, Welcoming Hall Entrance & Storage
- 15' Dual Aspect Sitting Room
- 15' Kitchen/Dining Room
- Two Large Double Bedrooms
- Family Bathroom with Shower

The popular village of Mulbarton, is located to the south of Norwich, with regular buses running to and from. Excellent road links lead to Norwich, along with the A140 out of the county. The village offers a range of local amenities including supermarket, public houses and excellent schooling, with the schools feeding to Hethersett Academy with school buses provided.



## SETTING THE SCENE

Tucked away at the end of a residential footpath overlooking open green space, the ground floor secure intercom entry leads to a communal entrance, where steps lead to the top floor.

## THE GRAND TOUR

Heading inside, the carpeted hall entrance offers a spacious meet and great area, with built-in storage, and a loft access hatch. Doors lead off to the bedroom and living accommodation. The kitchen/dining room is fully fitted, with wood work surfaces and attractive tiling running around the work surface. Integrated appliances include an inset electric ceramic hob and built-in electric double oven, with wood effect flooring, and general white goods including an integrated fridge freezer and dishwasher, whilst space is provided for a washing machine. The front facing window allows natural light, with ample room for a dining table. The dual aspect sitting room is finished with fitted carpet and wi-fi controlled electric heating. The two double bedrooms are both carpeted and include electric heating, with one including twin built-in double wardrobes. The family bathroom completes the property, with a three piece suite including storage under the hand wash basin, mixer shower tap over the bath and a heated towel rail.

## FIND US

Postcode : NR14 8GG

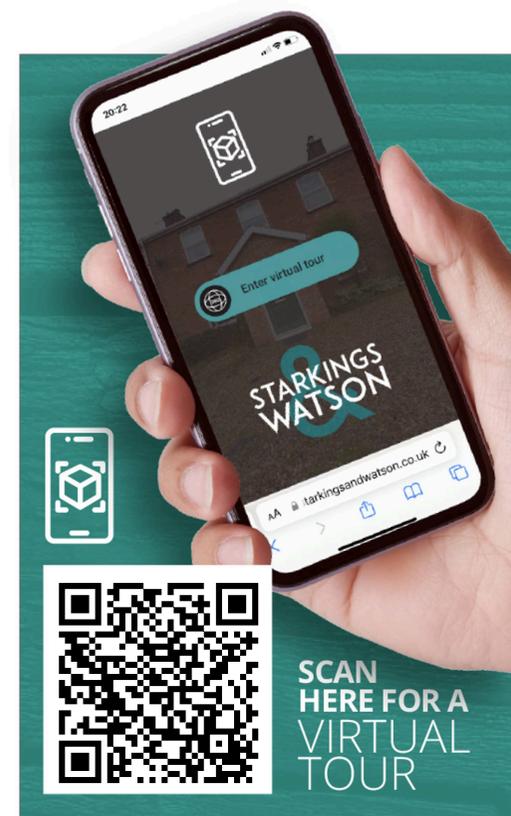
What3Words : ///rejoins.trial.rivals

## 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 with approximately 103 years remaining. Ground rent is charged at £115 PA with the service charge in the region of £165 PCM. Permission can be sought to allow pets in the building.



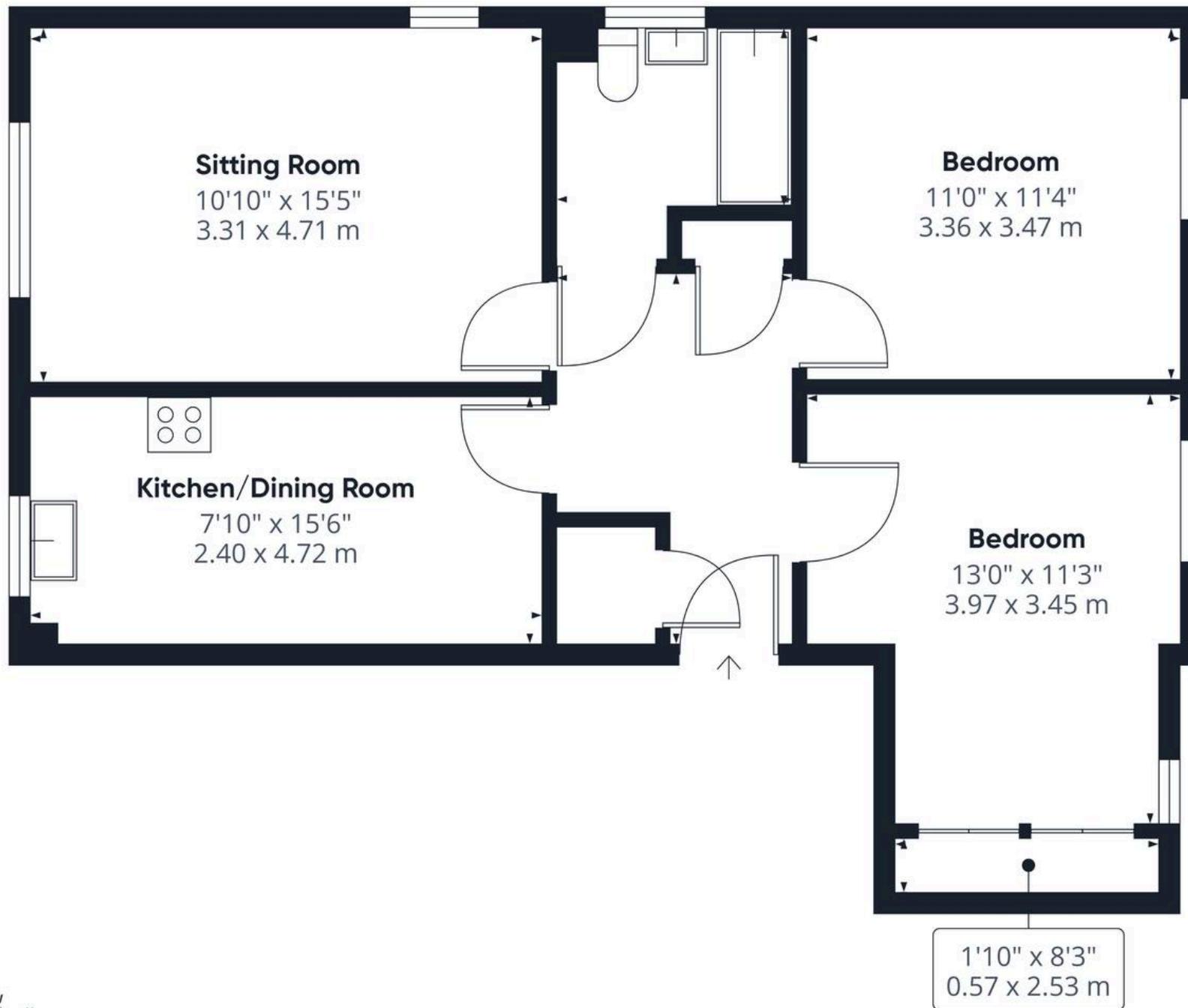




## THE GREAT OUTDOORS

Communal wrap-around gardens can be found to the side of the apartment block, providing an open aspect to the rear car park where allocated parking can be found for one vehicle, along with visitor parking adjacent.





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

688 ft<sup>2</sup>  
63.9 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





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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 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.