



A PAIR OF NEW BUILD SPACIOUS TWO BEDROOM GROUND & FIRST FLOOR APARTMENTS

25A & 25B
MORNINGTON ROAD, NORWICH, NR2 3NA

Leasehold



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Two double bedrooms ♦ en-suite shower room & bathroom
♦ separate kitchen ♦ living room ♦ entrance lobby ♦ parking
space ♦ EPC rating = B

Norwich city centre 1.7 miles

Directions

From Norwich city centre, proceed out onto Unthank Road. At the traffic lights, turn right onto Christchurch Road and take the first left onto Mornington Road, where the properties can be found on the left hand side. The postcode for the properties is: NR2 3NA.

The Property

Mornington Road is offering two new build purpose built apartments which have been added to the existing block. The properties boast spacious accommodation and each have an allocated parking space. The specification includes:

General

- ♦ Independent entrances
- ♦ Central heating throughout
- ♦ Brushed stainless steel light switches throughout
- ♦ Mains powered smoke and heat detectors
- ♦ TV sockets to living room and bedrooms
- ♦ White gloss skirting and architraves
- ♦ American white oak veneer internal doors
- ♦ All wall and ceilings are smooth finish

Savills Norwich

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- ♦ Double glazed upvc windows
- ♦ Composite front entrance doors
- ♦ 0.25 KWP PV panel on roof

Bathroom

- ♦ Ceramic half height wall tiles
- ♦ Ceramic full height wall tiles around bath
- ♦ Stone effect vinyl flooring
- ♦ Wall mounted WC
- ♦ Bauhaus vanity unit and basin
- ♦ Adora chrome basin and bath taps
- ♦ Adora chrome planet thermos shower over bath
- ♦ Bauhaus heated towel rail
- ♦ Chrome recessed spot lights

En-suite

- ♦ Bauhaus vanity unit and basin
- ♦ Adora chrome basin taps
- ♦ Stone effect vinyl flooring
- ♦ Bauhaus heated towel rail
- ♦ Shower enclosure with chrome shower
- ♦ Ceramic full height wall tiles around shower
- ♦ Chrome recessed spot lights

Kitchen

- ♦ Benchmarx Eton white gloss cupboards and wall units
- ♦ Neue stainless steel fan oven and ceramic hob
- ♦ Neue stainless steel chimney hood
- ♦ Neue integrated washer/dryer
- ♦ Neue integrated dishwasher
- ♦ Charcoal granite laminate worktop, with matching upstand
- ♦ LED under cabinet lighting
- ♦ Stainless steel sink
- ♦ Glass splashback behind cooker
- ♦ Chrome recessed spot lights
- ♦ Stone effect vinyl flooring

Outside

The properties are approached via a pathway that leads to the front door and the parking space is allocated within the car park behind the building. The front communal garden is enclosed by railings and is mainly laid to lawn with some landscaping.

Situation

Mornington Road is situated in the heart of the Golden Triangle, south west of the historic Cathedral City centre of Norwich. You are within walking distance to a great parade of shops on Unthank Road, which includes mini supermarkets, chemist, off-licence, bars and restaurants. You are also within walking distance to local schooling and local doctors.

Services

Mains gas, electricity, water and drainage.

Lease length: 150 years

Ground rent: £200 PA

Service charge: TBC

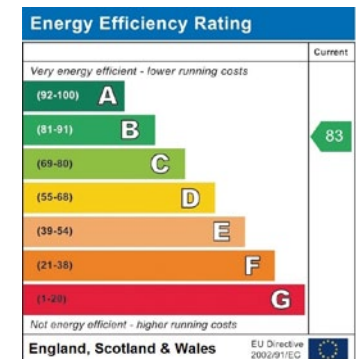
Managing Agents: Wildheart

Local Authority

Norwich City Council

Viewings

Strictly by appointment with Savills. If there is any point which is of particular importance to you, we invite you to discuss this with us, especially before you travel to view the properties.



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