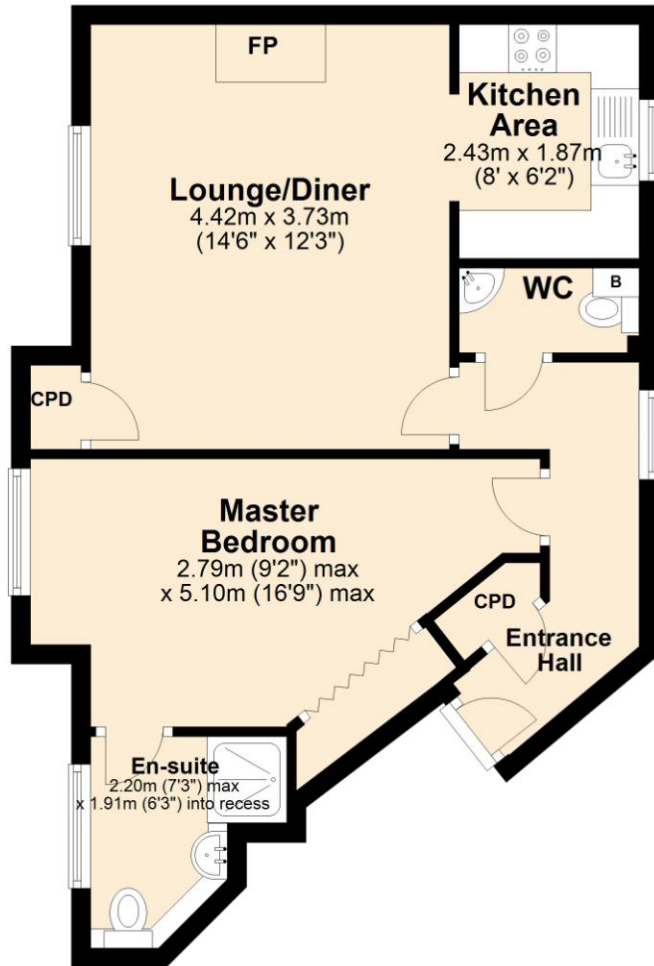


Ground Floor

Approx. 46.8 sq. metres (504.1 sq. feet)



Total area: approx. 46.8 sq. metres (504.1 sq. feet)

OUTSIDE

The property is located on the second floor of a purpose built building with shared entrance hall and stairs to the private front door.

Attractive mature gardens are available to the residents and the property enjoys private carport parking (approx. 19'6 x 10'7) close by, beneath a coach house, with shared visitor parking (via a permit) within a private, residents carpark. To the rear of the carport is a numbered, approx. 6'10 x 5'11 brick built storage shed for the property.

DIRECTIONS

Heading from Norwich on The Street, which runs through the centre of the village, turn right into Devlin Drive at the roundabout just after the Budgens store. Turn left into Blackthorn Way, then left again into Trafalgar Square. Turn left at the T junction and the entrance to the property is on the right hand side as the road bears sharp right.

AGENTS NOTE

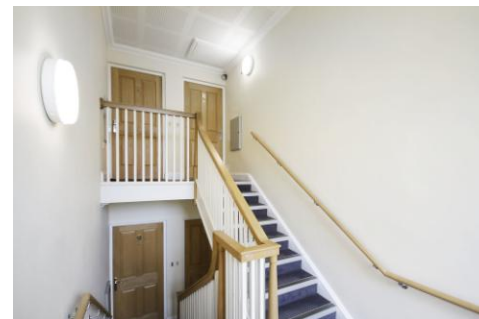
We have been advised by the owner that there is 990 years remaining on the lease. We have been advised that the service charges and ground rent will be in the region of £498 per year however have not seen documentation to confirm this.

Energy Efficiency Rating Current C 78 Potential C 79

01603 503 500

eaton@stratfordsnorfolk.co.uk

20 Eaton Street, Eaton, Norwich, Norfolk, NR4 7LD



Whilst we have endeavoured to ensure these details are a fair and accurate representation of the property at the point of listing, please note that they are for guidance purposes only and we do not seek advice from the seller's legal representative or liaise with management companies, planning departments or building control in their preparation. We strongly advise that you inspect the property and surrounding area on Google maps and street view prior to viewing. Please also note the photographs do not infer that items shown are included in the sale, the measurements quoted are approximate and the fixtures, fittings and appliances have not been tested, therefore no guarantee can be given that they are in working order. If there is any point which is of particular importance to you then please obtain professional confirmation of it.

rightmove

OnTheMarket.com

The Property Ombudsman

tsi
APPROVED CODE
TRADING STANDARDS.GOV.UK

Perfect for first time buyers and investors! Situated in a popular village with amenities is this well-presented 2nd floor 1 Bed apartment with no onward chain. The accommodation includes a 14'6 lounge with feature fireplace, a 16'9' Bedroom with fitted wardrobe and modern ensuite. The property also benefits from double glazing, underfloor gas central heating & a car port with allocated parking.

Flat 11

Britannia Court | Trafalgar Square
Poringland | Norfolk | NR14 7WR

£130,000

Spacious 1 bed 2nd floor leasehold apartment on popular development

Immaculate condition throughout - perfect for first time buyers & investors!

Modern kitchen with some integrated appliances

14'6 lounge/diner with feature fireplace and entrance to kitchen

16'9 max master bedroom with fitted wardrobe and ensuite

Entrance hall with storage space plus communal telecom entry system

Modern ensuite shower room plus separate WC

Double glazed with underfloor gas central heating

Car port with parking space plus visitor parking

CHAIN FREE - Viewing highly recommended!

STRATFORDS

