

FOR SALE



1 Granary View Norwich NR1 2GD

2 Bedrooms, 1 Bathroom, Apartment

Guide Price £235,000 Leasehold


MARTIN&CO



- River Views
- Parking
- CHAIN FREE
- Prime City Location

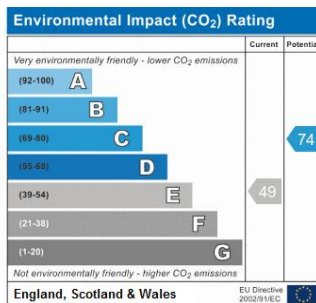
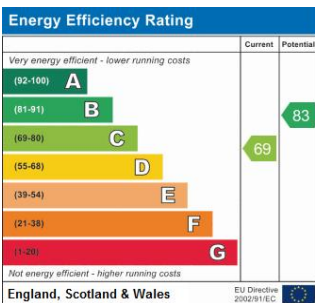
Martin & Co are delighted to offer FOR SALE this GROUND FLOOR luxury 2 bedroom apartment in prime city location offering river views, parking and easy access to all amenities. Underfloor electric heating, contemporary finish and offered CHAIN FREE.

ACCOMMODATION COMPRISES: Communal entrance with secure entry-phone system

OPEN PLAN LIVING/DINING/KITCHEN: 7.26' x 5.25' (MAX)" (2.13m x 1.52m) (MAX) Bright and airy room with windows overlooking river. Well equipped kitchen with range of wall and base units, worktop/upstand and inset stainless steel sink with drainer and mixer tap. Integrated appliances include fridge/freezer, slimline dishwasher and washing machine. Single oven, electric hob with splashback and extractor above. Wood effect vinyl in kitchen. Carpet to lounge/dining area

BEDROOM ONE: 2' 82" x 2' 62" (2.69m x 2.18m)
Double room with river views.

BEDROOM TWO: 2' 02" x 3' 98" (0.66m x 3.4m)
Double room with river views.





BATHROOM: Bath with shower over, glass screen, wall hung wash basin and low level WC. Tiled flooring. Heated towel rail.

OUTSIDE: Parking.

ADDITIONAL INFORMATION: Council Tax Band: C

Local Authority: Norwich City Council

Mains electricity, water and drains connected

Off-road parking space

Vacant Possession upon completion - CHAIN FREE

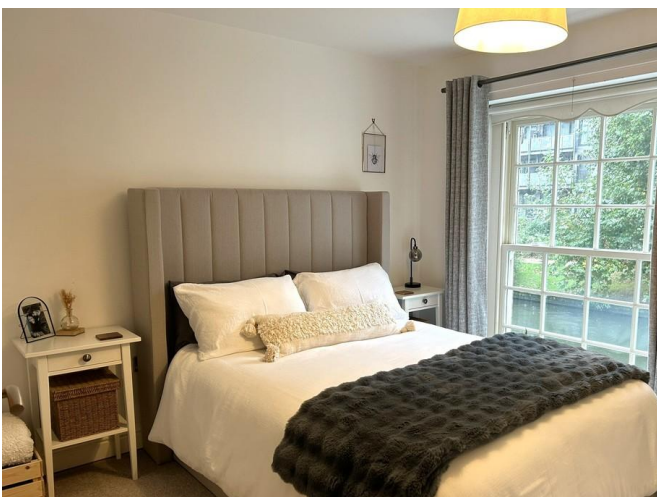
Lease Terms: Lease expires 2132 (107 years remaining)

Annual Ground Rent and Service Charge £2,280

copy of the report is available upon request from the Sales Agent

LOCATION: Positioned on one of Norwich's most sought after locations and boasting fantastic river views. A short walk into the City centre offering a wealth of history and culture combining a perfect blend of both old and new. A lively and vibrant nightlife with its diverse range of bars, cafes, clubs and restaurants. Shops in abundance throughout the City including Norwich Lanes with its many independent and unique businesses. Boasting two cathedrals as well as Norwich castle it was voted in the top 10 poll of the happiest places to live in Britain. Norwich offers access to all the major rail links and Norwich International Airport and is located approximately 40 minutes from the delightful North Norfolk coastline.

ENERGY PERFORMANCE RATING: C69 A full



Ground Floor



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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.