



## Roseville Close, Norwich

£695 pcm - Tenancy Info

Energy Efficiency Rating : D

- ✓ Fully Modernised Interior
- ✓ Top Floor Apartment
- ✓ Allocated Parking
- ✓ 10' Kitchen with Appliances
- ✓ Open Plan Living
- ✓ One Double Bedroom
- ✓ Newly Fitted Shower Room
- ✓ Walking Distance to City Centre

To arrange an accompanied viewing please call our Centralised Hub on 01603 336116





Having been FULLY MODERNISED and UPDATED, this top floor apartment offers FAR REACHING VIEWS and a secure entry system. With an OPEN PLAN LIVING SPACE, wood flooring can be found under foot, with the room being flooded with NATURAL LIGHT through the velux window. The kitchen is adjacent and has been FULLY MODERNISED, whilst offering ample storage and INTEGRATED APPLIANCES. The entrance hall offers STORAGE, with doors to the DOUBLE BEDROOM and NEWLY FITTED SHOWER ROOM. Allocated PARKING can be found to the rear, whilst the property enjoys a position on the OUTSKIRTS of the CITY CENTRE, with amenities and transport links close by.

#### LOCATION

Located in 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 football ground, train station and Riverside complex. A number of pubs, cafes, restaurants, cinema and bars can be found along with a fantastic shopping outlet. Easy access to main road links can be found in particular the A11 and A47.

#### DIRECTIONS

You may wish to use your Sat-Nav (NR1 1UX), but to help....Leave Norwich via Prince of Wales Road. At the traffic lights with Riverside Road continue straight onto Thorpe Road. Bear left, and turn right onto Roseville Close, where the property can be found on the right hand side, indicated by our To Let board.

With a communal entrance and secure intercom entry system leading to the second floor, the allocated parking can be found to the rear.

Entrance door to:

#### ENTRANCE HALL

Wood effect flooring, radiator, entry telephone system, electric fuse box, built-in airing cupboard with storage shelving, doors to bedroom and shower room, smooth ceiling with loft access hatch, open plan to:

#### SITTING/DINING ROOM

14' 9" x 9' 10" Max. Some Restricted Height. (4.5m x 3m)  
Wood effect flooring, radiator, velux window to rear, television point x2, telephone point, smooth ceiling with recessed spotlighting, opening to:

#### KITCHEN

10' 3" x 8' 4" Some Restricted Height. (3.12m x 2.54m)  
Offering a newly fitted range of wall and base level units with complementary rolled edge work surfaces, and inset stainless steel sink with mixer tap, tiled splash backs, inset electric ceramic hob and built-in electric oven with extractor fan, wood effect flooring, integrated fridge, freezer and washing machine, radiator, velux window to rear, smooth ceiling with recessed spotlighting.

### DOUBLE BEDROOM

14' 9" x 9' 10" Some Restricted Height. (4.5m x 3m) Wood effect flooring, radiator, velux window to front, smooth ceiling with recessed spotlighting.

### SHOWER ROOM

Newly fitted three piece suite comprising low level W.C, hand wash basin set within vanity unit with storage cupboard under and mixer tap over, double shower cubicle with twin head thermostatically controlled rainfall shower, tiled splash backs, wood effect flooring, heated towel rail, velux window to front, smooth ceiling with recessed spotlighting and extractor fan.

### ALLOCATED PARKING

Parking is provided for one vehicle.





**Floor Plan**  
**Approximate Floor Area**  
**438 sq. ft**  
**(40.69 sq. m)**

**Approx. Gross Internal Floor Area 438 sq. ft / 40.69 sq. m**

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

**Centralised Hub:**

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