



FLAT 2 SCHOLARS COURT

14 Oak Street, Norwich, Norfolk, NR3 3AE

Offers in Excess of £325,000 Leasehold

BROWN & CO

FLAT 2 SCHOLARS COURT

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A stunning three-bedroom ground floor apartment set within a secure gated environment, with allocated parking and a communal courtyard garden.

The property is leasehold. Further details of the lease and service charge are available on request. Please note that the purchaser of the apartment will also own a share of the freehold.

DESCRIPTION

A lovely three-bedroom ground floor apartment set within a very sought-after conversion in the Centre of Norwich. Number 2 Scholars Court will be of interest to a vast range of buyers seeking spacious accommodation on one level, with the benefit of secure gated parking.

The accommodation comprises a welcoming entrance hall, cloakroom with wc and sink, open plan sitting dining room with a storage cupboard, fitted kitchen with integrated appliances and space for white goods, three bedrooms with en-suite to the master and a family bathroom. The property benefits from being incredibly light with a range of large windows.

To the outside there is level access to the property and a courtyard communal garden which is private. The parking space is available to the front via the gated entrance. The property benefits from gas central heating and there is a security entry system to facilitate access to the development and communal entrance hall with sensor lighting.



The Atrium, St George's Street, Norwich, Norfolk. NR3 1AB
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LOCATION

Scholars Court is conveniently located for access to Norwich city centre where there are excellent shopping facilities, restaurants, cafés and pubs, theatres and cinemas, and all other amenities you would expect in a vibrant city.

DIRECTIONS

From Duke Street (one-way traffic) proceed northbound over the river and take the first turning on the left into St Mary's Plain. Follow St Mary's Plain to the T-junction and turn left into Oak Street, following the road along and Scholars Court will be found on the left-hand side. There are time limited Pay and Display parking spaces in the area.

AGENT'S NOTES:

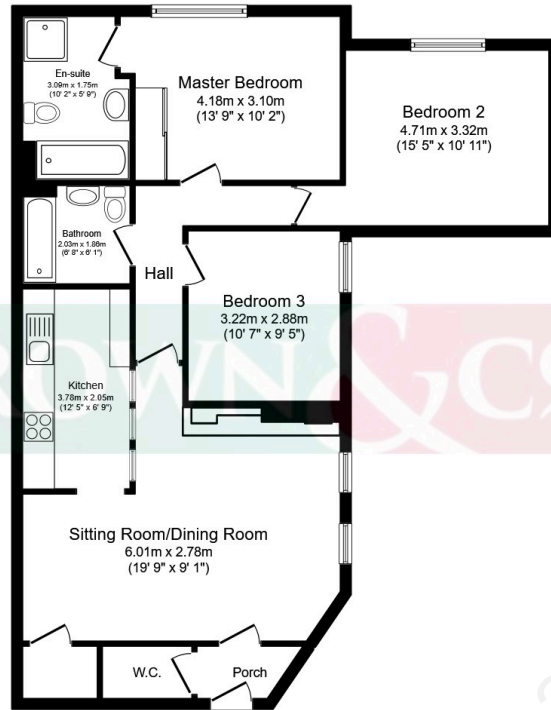
- (1) The photographs shown in this brochure have been taken with a camera using a wide angle lens and therefore interested parties are advised to check the room measurements prior to arranging a viewing.
- (2) Intending buyers will be asked to produce original Identity Documentation and Proof of Address before solicitors are instructed.

VIEWING - Strictly by prior appointment through the selling agents' Norwich Office. Tel: 01603 629871

These particulars were prepared in December 2020. Ref. 032786



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	73	75
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Floor Plan

Total floor area 89.0 sq. m. (958 sq. ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Brown & Co Powered by www.focalagent.com



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