



## Unicorn Yard, Norwich

Guide Price £220,000 - £240,000 Leasehold

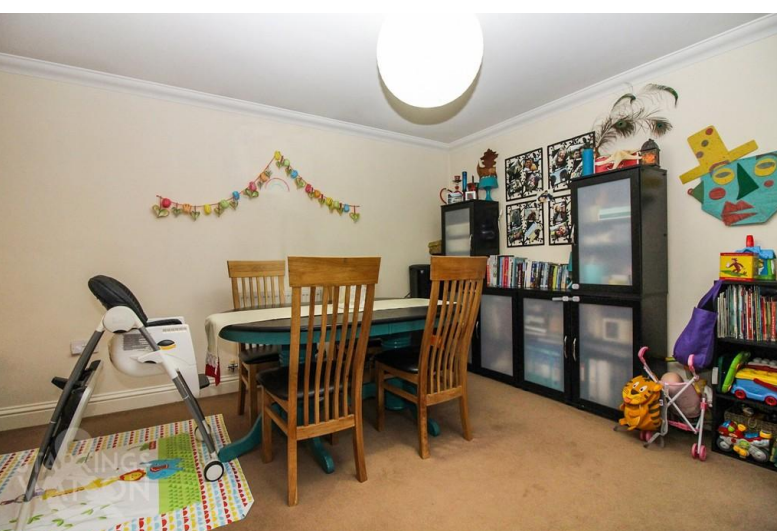
Energy Efficiency Rating : TBC

- ✓ No Chain!
- ✓ NR3 North City Location
- ✓ Walking Distance to Shops
- ✓ Ideal Property for Air B&B/Rental
- ✓ Coach House Apartment
- ✓ Open Plan Sitting/Dining Room
- ✓ Low Maintenance Garden
- ✓ Garage Parking

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







NO CHAIN! This COACH HOUSE APARTMENT is set above GARAGES of which one is included with the sale, providing ONE PARKING SPACE in the popular NR3 NORTH CITY. The first floor apartment includes a private ground floor entrance with STAIRS TO THE FIRST FLOOR LANDING, and accommodation comprising an OPEN PLAN SITTING/DINING ROOM, family bathroom, KITCHEN and TWO BEDROOMS. To the rear is a FULLY ENCLOSED garden which is LOW MAINTENANCE but ideal for ENTERTAINING, with gated access to BIKE SHEDS. The properties unique position sits CLOSE TO NORWICH CITY CENTRE and properties of this style have been used for AIR B&B with GREAT SUCCESS and minimal void periods making it an EXCELLENT INVESTMENT. Scope also exists to buy the property with the current TENANTS IN SITU.

#### LOCATION

Within walking distance to the City Centre, this North City location is popular for those working in the centre, or seeking an ideal Buy to Let. With bus routes at the end of the road, a wealth of local amenities can be found on the doorstep including local schooling, shops, pubs and doctors surgery. Of course the City itself offers a vast array of shops and services, with rail links from the Train Station.

#### DIRECTIONS

You may wish to use your Sat-Nav (NR3 3AL), but to help you...Heading towards North City on Riverside Road, follow to the end and take the first exit onto Barrack Street. Follow straight over at the next two roundabouts taking the next left

onto Oak Street. Head along the road turning right onto either New Mills Yard which leads on to Unicorn Yard or directly onto Unicorn Yard itself. The property can be found tucked to the left hand corner of the development.

#### AGENTS NOTE

The service charges equate to approximately £500 PA and the ground rent £125 PA. Within the service charge there are funds allocated for building insurance, communal cleaning and site maintenance including the driveway. The lease has approximately 111 years remaining.

The property is approached via a brick weave driveway with the garage included with this property adjacent to the front door.

Composite entrance door to:

#### ENTRANCE HALL

Fitted carpet, radiator, stairs to first floor landing.

#### STAIRS TO FIRST FLOOR LANDING

Fitted carpet, radiator, built-in shelved cupboard and airing cupboard housing hot water cylinder, smooth ceiling with loft access hatch, doors to:

#### FAMILY BATHROOM

Three piece suite comprising low level W.C, pedestal hand wash basin with mixer tap, panelled bath with mixer shower tap, tiled splash backs, vinyl flooring, radiator, obscure double glazed window to front, smooth ceiling.

### DOUBLE BEDROOM

13' x 10' (3.96m x 3.05m) Fitted carpet, radiator, double glazed window to front, smooth coved ceiling.

### DOUBLE BEDROOM

13' x 6' 10" (3.96m x 2.08m) Fitted carpet, radiator, double glazed window to rear, smooth coved ceiling.

### SITTING/DINING ROOM

19' 2" x 17' 3" Max. L-Shaped. (5.84m x 5.26m) Fitted carpet, radiator x2, double glazed window to front, television and telephone points, smooth coved ceiling, opening to:

### KITCHEN

9' 9" x 9' 5" (2.97m x 2.87m) Fitted range of wall and base level units with complementary rolled edge work surfaces, and inset one and a half bowl sink and drainer unit with mixer tap, inset gas hob and built-in electric double oven with extractor fan, wood effect flooring, space for dishwasher, washing machine and fridge freezer, wall mounted gas fired central heating boiler, double glazed window to front, smooth coved ceiling.

### OUTSIDE REAR

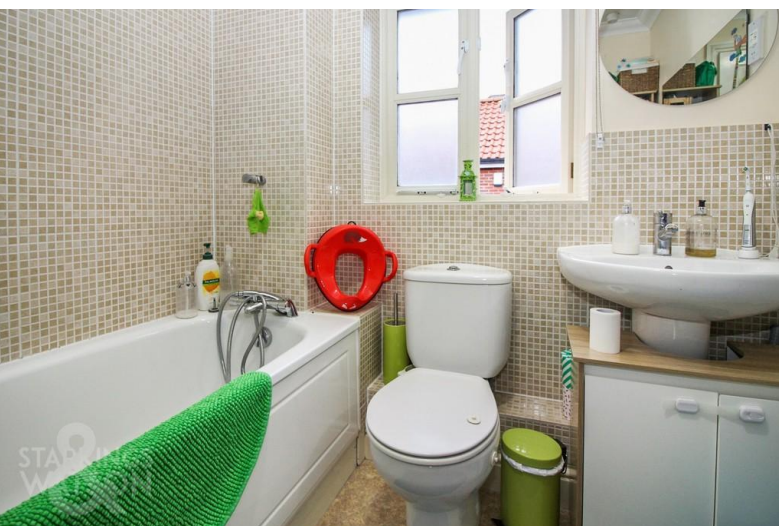
There is a courtyard garden included with the sale of this property which is accessed via a gate to the rear of the property. Currently laid as hard standing with raised beds and a vegetable patch.

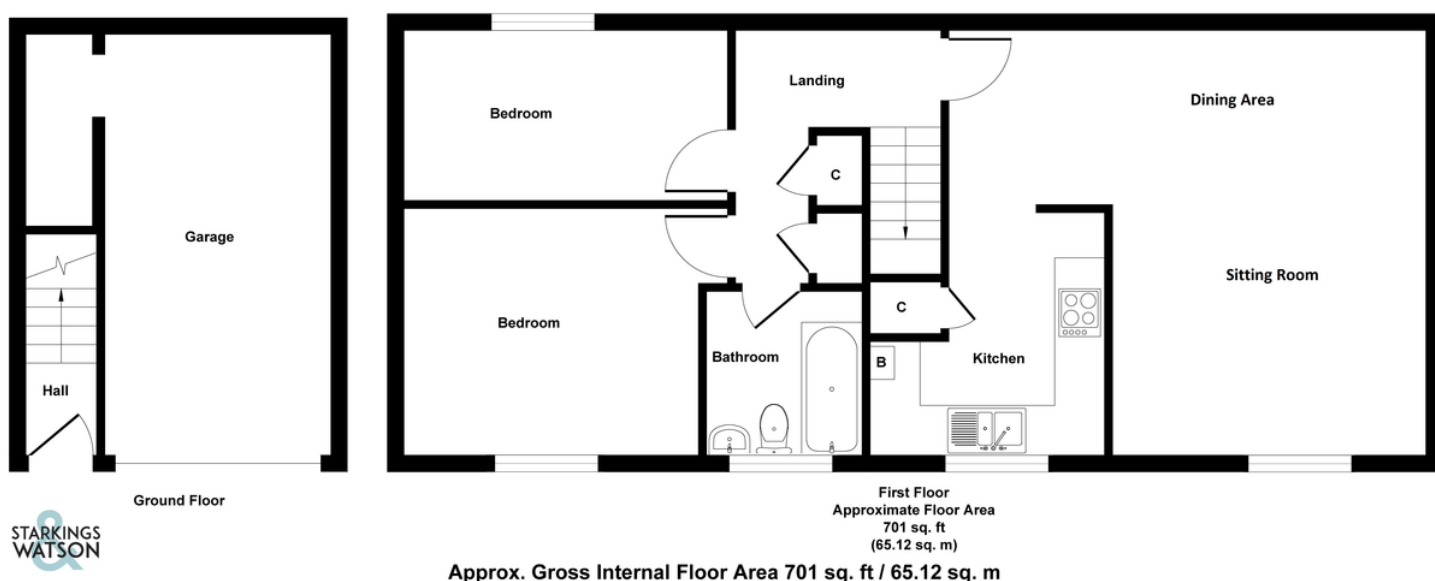
### PARKING

Parking is provided in a garage for one vehicle. There is visitor parking on the development and on road parking close by.

### GARAGE

Up and over door to front, storage area under stairs.





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