



## Templemere, Norwich

Offers In Excess Of £125,000 Leasehold

Energy Efficiency Rating : 77

- ✓ First Floor Apartment
- ✓ City Centre Living
- ✓ Walking Distance to Amenities
- ✓ Kitchen with Space For Appliances
- ✓ Sitting/Dining Room
- ✓ Re-fitted Bathroom Suite
- ✓ Two Double Bedrooms
- ✓ Allocated Parking Space

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







**MOTIVATED VENDORS!** This **FIRST FLOOR APARTMENT** offers a **LONG LEASE** of over 950 years with **MANAGEABLE SERVICE CHARGES**, making it perfect for a **FIRST TIME BUY** or **INVESTMENT** - with **OPEN PLAN LIVING** and an **ALLOCATED PARKING SPACE**. The property boasts an **OPEN PLAN SITTING/DINING ROOM** with ample space for **SOFT FURNISHINGS** and a **DINING TABLE**, **MODERN kitchen** with **SPACE FOR APPLIANCES**, re-fitted **BATHROOM** with a **MODERN FINISH**, and finally **TWO DOUBLE BEDROOMS** of which the main bedroom includes space for **FITTED** or **FREESTANDING WARDROBES**. Situated within **WALKING DISTANCE** to **NORWICH CITY CENTRE**, a range of **LOCAL AMENITIES** can be found close by, along with excellent access by car to the **BROADLAND NORTH WAY**. Externally, the property offers **ALLOCATED PARKING** for one vehicle.

#### **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 door step 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 4EQ), but to help you...Leave Norwich heading North on Magdalen Street. Continue straight over the traffic lights onto Sprowston Road, following the road, bearing to the right. Continue

towards the roundabout, turning right onto Templemere, follow the road to the end where the property can be found on the right hand side.

#### **AGENTS NOTE**

The property offers a remaining lease in the region of 952 years. The ground rent and service charges are approximately £52 PCM which includes the buildings insurance.

Approached via a hard standing pathway that leads to the communal stairs, as you reach the top of the stairs, continue around and the door for this property can be found on the right hand side.

uPVC double glazed entrance door to:

#### **ENTRANCE HALL**

Fitted carpet, built-in storage cupboard with space for a tumble dryer, coved ceiling, doors to:

#### **KITCHEN**

10' 2" x 9' 1" Max. (3.1m x 2.77m) Modern 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, tiled splash backs, inset electric ceramic hob and built-in electric double oven with extractor fan, vinyl flooring, space for washing machine and fridge freezer, uPVC double glazed window to rear, wall mounted gas fired central heating boiler, coved ceiling.

### SITTING ROOM

16' 5" x 10' 3" (5m x 3.12m) Fitted carpet, radiator, uPVC double glazed window to rear, coved ceiling.

### DOUBLE BEDROOM

11' 2" x 9' 11" (3.4m x 3.02m) Fitted carpet, radiator, uPVC double glazed window to front, coved ceiling.

### DOUBLE BEDROOM

9' 3" x 7' 11" (2.82m x 2.41m) Fitted carpet, radiator, uPVC double glazed window to front, coved ceiling.

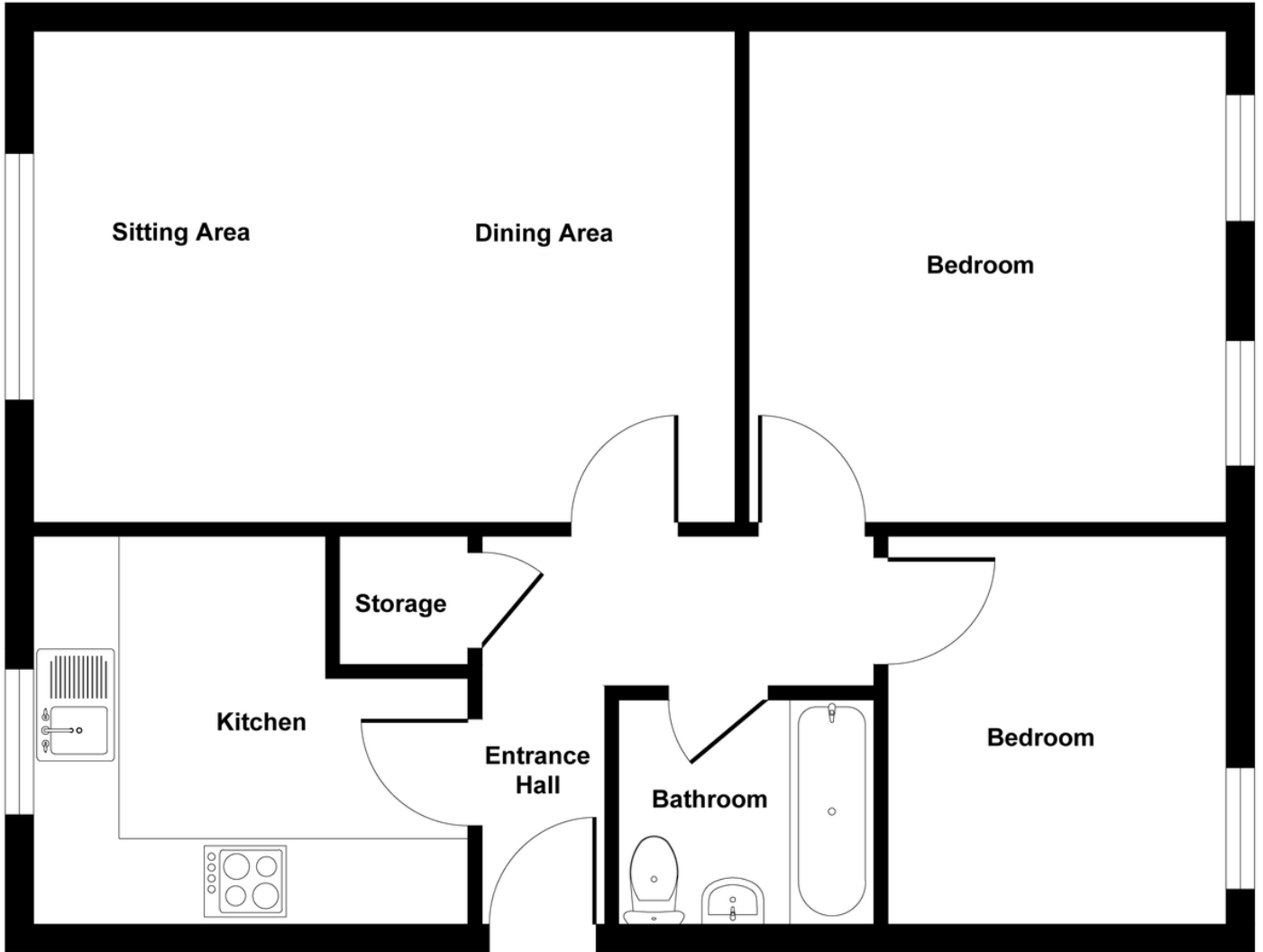
### FAMILY BATHROOM

Three piece suite comprising low level W.C. with hidden cistern, hand wash basin set within vanity unit with storage cupboard under and mixer tap over, panelled bath with mixer shower tap, thermostatically controlled rainfall shower and glazed shower screen, tiled splash backs, vinyl flooring, extractor fan.

### PARKING

One allocated parking space is included with the sale of this property.





**Floor Plan**  
**Approximate Floor Area**  
**583 sq. ft**  
**(54.16 sq. m)**

**Approx. Gross Internal Floor Area 583 sq. ft / 54.16 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