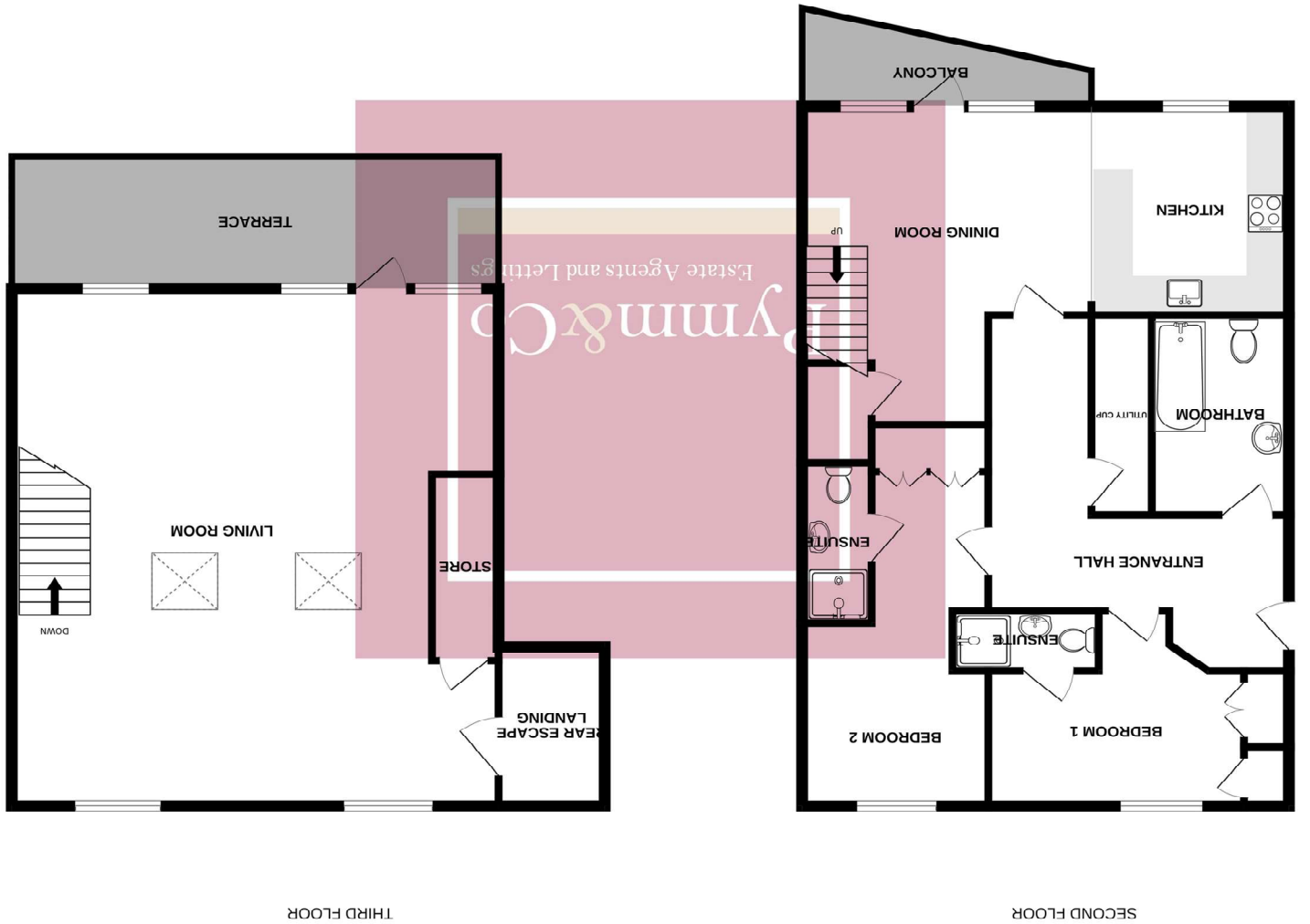


This floor plan is for illustrative purposes only and is not drawn to scale. Measurements, floor areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.
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This stunning duplex apartment offers spacious and well laid out accommodation, featuring a communal entrance with secure intercom entry with stairs up to a private entrance hall on the second floor. This level comprises of two generously sized double bedrooms, both with en suite shower rooms, providing a sense of luxury and privacy. There is also a well appointed bathroom and utility cupboard on this floor, alongside a dining room that seamlessly adjoins a quality fitted kitchen, with access to a balcony that overlooks the beautiful Wensum Park. The upper floor is dedicated entirely to an impressive 24' x 21' living room, a magnificent space perfect for relaxation or entertaining, with large windows and roof domes allowing natural light to flood the room. This level also boasts access to a spacious, covered terrace, offering further breathtaking views over the park and towards the river. The apartment benefits from modern conveniences such as double glazing and electric heating, ensuring comfort throughout the year. It also includes one secure, allocated parking space within the residence's car park. Communal gardens located to the side of the property add an extra sense of privacy. Located on the fringes of the picturesque Wensum Park, a tranquil green space along the River Wensum, offering peaceful riverside walks right on your doorstep.

Price £325,000

Property details

Accommodation

Communal front door with intercom secure entry, giving access to an underground car park, further door to inner hallway with staircase to the second floor.

Front Door to:

Entrance Hall

Doors to double Bedrooms One and Two, bathroom, dining room and utility cupboard, oak flooring.

Bedroom One

12'3" (3.73m) Plus Recess x 9'6" (2.9m)

Double glazed window to rear, vaulted ceiling, built in double wardrobe and a built in single wardrobe, door to:

En Suite

Shower cubicle with glazed door, low level WC hand wash basin, tiled splashbacks, extractor fan, towel radiator.

Bedroom Two

18'0" (5.49m) Max x 9'3" (2.82m)

Double glazed window, vaulted ceiling to rear built in double wardrobes door to:

En Suite

Shower cubicle with glazed door, low level WC, hand wash basin, tiled splashbacks extractor fan, towel radiator.

Utility Cupboard

Space and plumbing for automatic washing machine, with space above for second appliance.

Dining Room

15'7" (4.75m) x 13'11" (4.24m)

Double glazed window to front and double glazed door to balcony, stunning views over Wensum Park and towards the river, staircase to upper floor living room, understairs storage cupboard, oak flooring, opening to:

Kitchen

10'5" (3.18m) x 10'5" (3.18m)

Double glazed window to front, again with stunning views over Wensum Park, quality range of fitted wall and base units with granite worktops over, inset sink with mixer taps over, inset four ring Neff induction hob with extractor hood over, integrated Neff oven, grill and microwave, integrated Siemens fridge/freezer and dishwasher, Karndean oak effect LVT flooring.

Upper Floor Living Room

24'5" (7.44m) x 21'8" (6.6m)

Vaulted ceiling, two double glazed windows to rear, two double glazed roof lanterns, three double glazed windows to front, double glazed patio door to roof terrace, magnificent views stretch down Wensum Park, large walk in storage cupboard, there is also a fire escape door from the living room which leads out onto the rear lobby.

Roof Terrace

24'5" (7.44m) x 6'6" (1.98m)

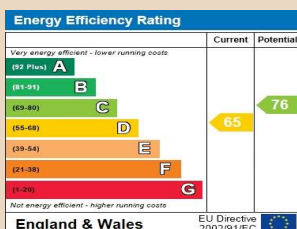
Timber decked and enclosed by walling and railings, this wonderful space is perfect for relaxing and entertaining, whilst enjoying the fantastic views.

Outside

Resident's benefit from a communal garden area which is mainly lawned.

Parking

Electric gates with secure entry, give access to the underground resident's car park, where you will find one allocated parking space.



Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify they are in working order and are fit for purpose. Furthermore our measurements are for an indication only and should not be taken as fact. Solicitors should confirm moveable items described in the sales particulars are, in fact, included in the sale, since circumstances do change during marketing or negotiations.

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