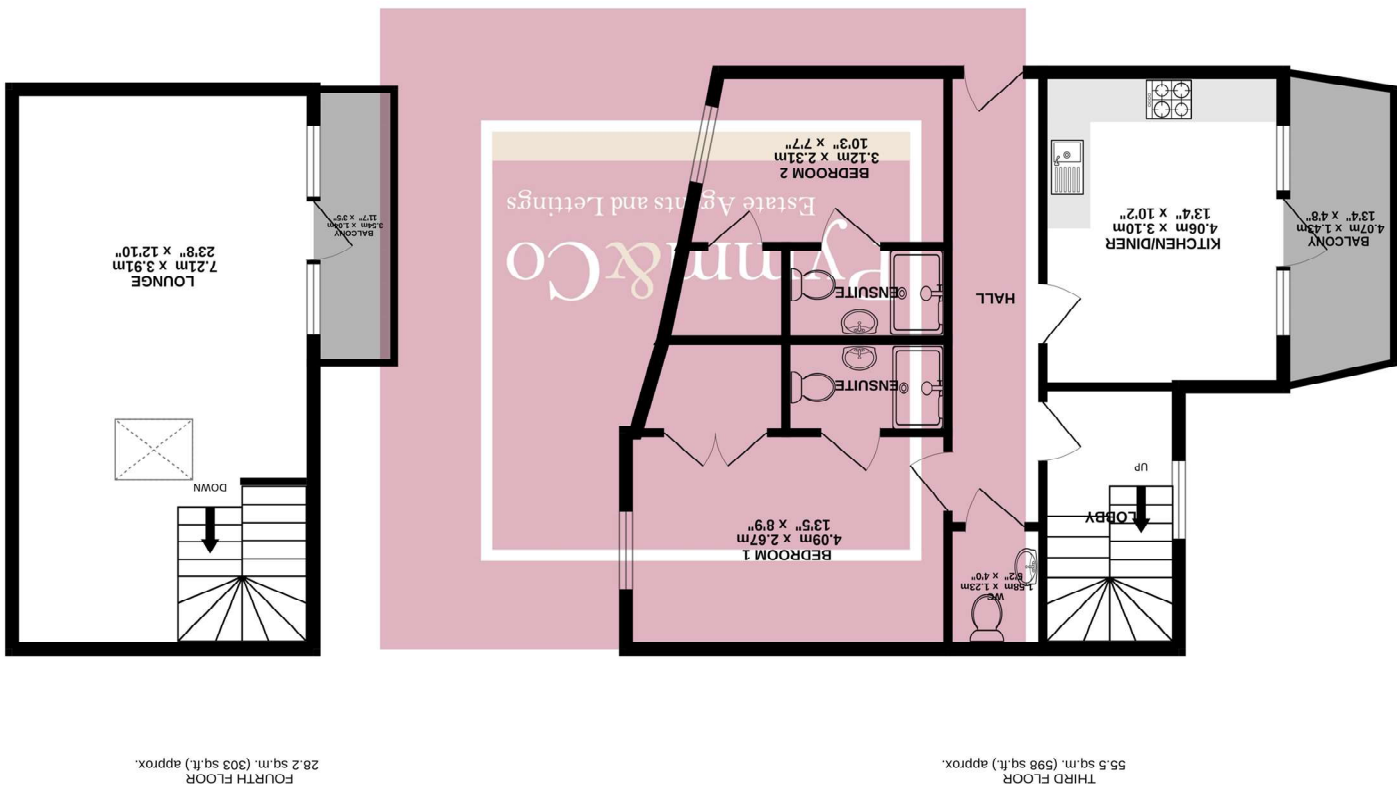


Norwich Office - Sales and Lettings

TOTAL FLOOR AREA : 83.7 sq.m. (901 sq.ft.) approx.



FOURTH FLOOR
28.2 sq.m. (303 sq.ft.) approx.

THIRD FLOOR
55.5 sq.m. (598 sq.ft.) approx.

* Your home may be repossessed if you do not keep up the repayments on your mortgage.

FCA No 521208

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Buy to Let services.

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**Independent Mortgage
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Pymm & Co
Estate Agents and Lettings

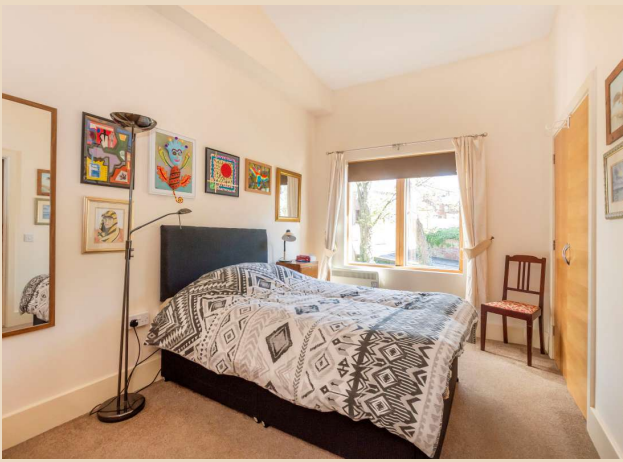
Price £230,000



- Two-bedroom duplex apartment
- Accommodation arranged over the third and fourth floors
- Kitchen/diner with access to balcony
- Two double bedrooms, both with en-suite shower rooms
- Separate cloakroom
- Spacious lounge with vaulted ceiling and Velux window, access to second balcony
- Double glazing
- Electric heating
- Allocated parking space within secure residents' car park
- Communal garden
- Lovely views
- Adjacent to the picturesque Wensum Park and River
- No Onward Chain

Offered with No Onward Chain, this wonderful two bedroom duplex apartment provides spacious, well laid out accommodation across the third and fourth floors of a well maintained development. The property is accessed via a secure communal entrance leading to a private hallway. On the lower level, you will find a generous kitchen/diner with access to a private balcony, two double bedrooms, each with en-suite shower rooms and a separate cloakroom. The upper level is dedicated entirely to a large lounge featuring a vaulted ceiling, a recently replaced Velux window, and access to a second balcony, both of which offer lovely views. The apartment benefits from double glazing and electric heating throughout. An allocated parking space is included and located within the resident's car park, secured by remote controlled electric gates. The development also enjoys neatly maintained communal lawned gardens, adding to the appeal of this superb home.

Location
Situated on the fringes of the picturesque Wensum Park, a tranquil green space along the River Wensum, offering peaceful riverside walks right on your doorstep. Situated in a desirable area of Norwich, this apartment is just a short stroll from local conveniences, including a nearby supermarket and a variety of retail outlets, making daily errands quick and easy. Local cafés and pubs are within walking distance, providing ideal spots for relaxed dining or a casual drink. The apartment is also close to schools and a nearby doctors surgery, ensuring essential services are readily accessible. Public transport is highly convenient, with a bus stop just minutes away, offering excellent links to Norwich's vibrant City centre, which is also within walking distance. The famous Norwich Cathedral and it's surrounding historic area are easily reached on foot, perfect for leisurely weekends exploring the city's rich heritage. For those who enjoy nature, the Riverside Walks along the River Wensum offer a scenic route to unwind and connect with the natural beauty of the area.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	52	74
England & Wales		
EU Directive 2002/91/EC		



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.

Lettings & Property Management

Are you looking at this property as a buy to let investment?

If you would like any help regarding the letting and management of this or any other property, our lettings department are always happy to help.

Please call 01603 305805