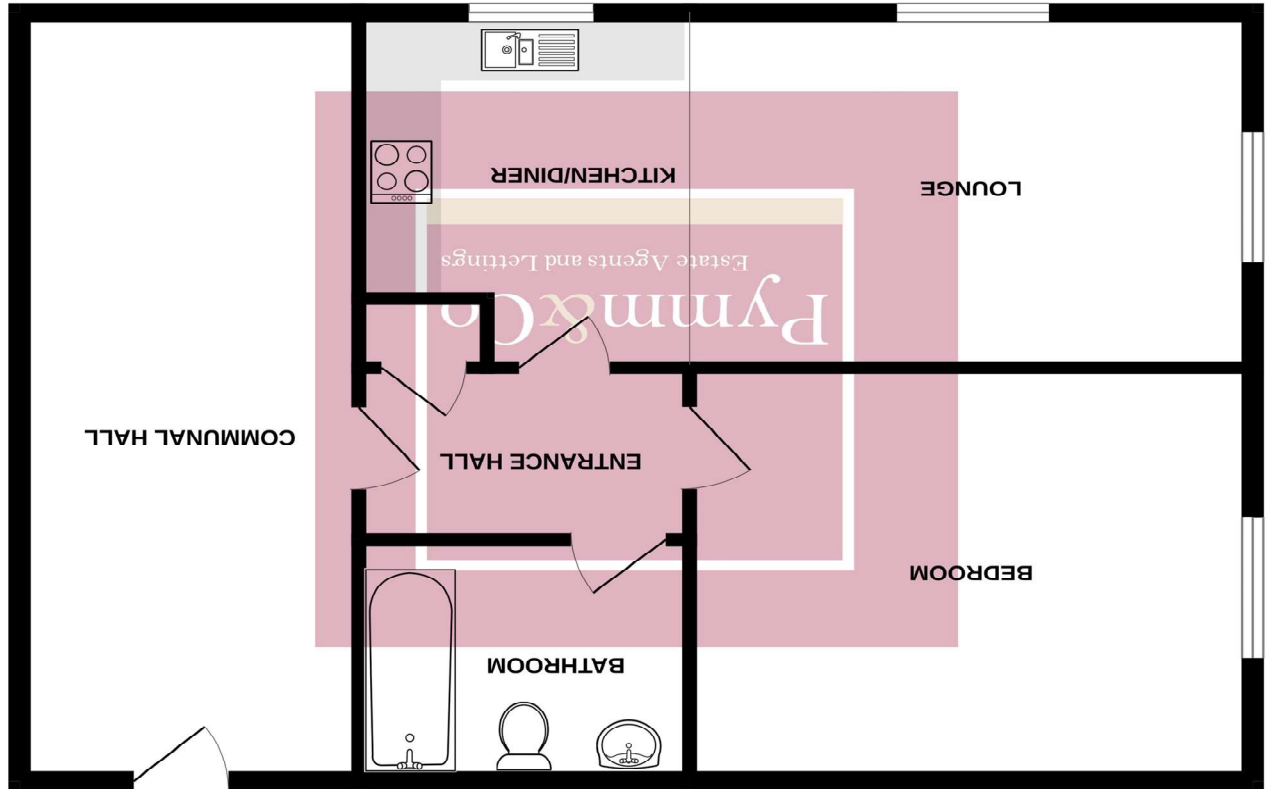


The floor plan is for illustrative purposes only and is not drawn to scale. Measurements, floor areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections. Made with Metropix ©2024



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

FCA No 521208

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Situated on the edge of this popular development, this immaculate, Hopkins built, ground floor apartment, offers fantastically versatile living space throughout. Offered with an allocated off road parking space and secure communal entrance door, the property has been extremely well maintained and looked after by the current owner. The accommodation comprises of an entrance hall, bathroom, double bedroom and open plan living room/dining area/kitchen. Dual aspect windows have a pleasant outlook making this the perfect First Time Buy or Investment opportunity.

Guide Price
£160,000 - £170,000

Property details

Location:

This charming one bedroom ground floor apartment is located on the outskirts of Sprowston, nestled within a sought after development to the north of Norwich. It enjoys a prime position close to local amenities, including a popular supermarket, a delightful farm shop, and a cosy café, perfect for daily conveniences or a relaxed weekend treat. Families will appreciate the proximity to well regarded local schools and medical services, including a nearby doctor's surgery.

The apartment benefits from excellent public transport links, offering easy access in and out of Norwich City centre. Additionally, the nearby Northern Distributor Road provides smooth connections to the wider region, making it an ideal base for commuters or those looking to explore Norfolk's scenic countryside. This property offers a blend of modern living and convenience, set within a vibrant, well connected community.

Communal Front Entrance Door to:-

Communal Entrance

Front Door to:-

Entrance Hall

Storage cupboard, doors to bathroom, bedroom and open plan living room/dining area/kitchen.

Open Plan Living Room/Dining Area/Kitchen

22'1" (6.73m) x 10'10" (3.3m)

Two double glazed windows to front and one to side, fitted with a range of base and wall units, work surfaces, one and a half bowl sink and drainer with mixer taps over, cupboard housing gas boiler supplying the domestic hot water and central heating system, integrated washing machine and fridge/freezer, inset four ring gas hob with extractor hood over, electric oven and grill, tiled flooring to the kitchen area, spotlights.

Double Bedroom

14'3" (4.34m) x 11'0" (3.35m)

Double glazed window to side.

Bathroom

Panelled bath with mixer shower over and glazed shower screen, low level WC, wash hand basin, half tiled walls, extractor fan, tiled flooring and heated chrome towel radiator.

Outside

One allocated off road parking space and external communal store.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus) A			
(81-91) B		83	83
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
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.

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