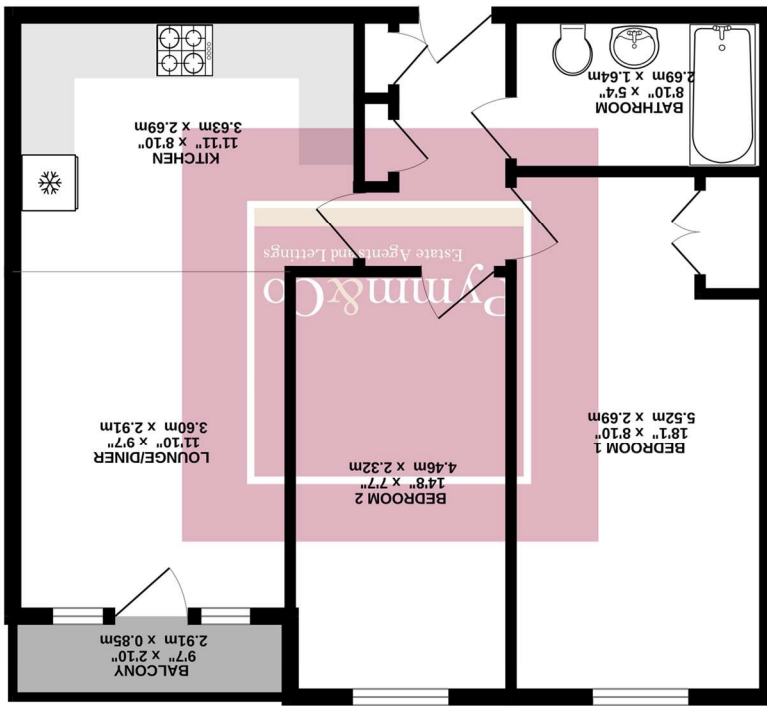


This floor plan is for illustrative purposes only and is not drawn to scale. Measurements, floor areas, fittings and orientations are approximate. They should not be relied upon for any purpose and do not constitute an offer of any property. The Buyer is liable to any error or omission. All prices are net of VAT. Made with MyPlan 1.0.0000



GROUND FLOOR

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

FCA No 521208

Broadland Consultants Limited is an appointed representative of Sanlam Partnerships Limited which is authorised and regulated by the Financial Conduct Authority.

Our expert mortgage advisors are able to guide you through the whole mortgage process, to help you select and arrange the right product for you. Let us also make your life easier, by arranging the selected mortgage on your behalf. This includes First Time Buyer, Home Mover, Re-mortgage and Buy to Let services.

Independent Mortgage & Financial Advice.

*Looking for a mortgage?*

**BROADLAND CONSULTANTS LIMITED**



Offered with NO ONWARD CHAIN is this two bedroom third floor apartment with accommodation, including communal hallway with intercom entry and lifts. Entrance hall, 19'7" open plan living space incorporating kitchen and dining room. The apartment benefits from gas central heating, double glazing and features a balcony of the lounge with views over the communal gardens and river. There is one allocated secure parking space beneath the development.

Nestled on the side of the River Wensum, you are within easy access to a good selection of local amenities, including a supermarket, Norwich City Football Club, local pubs and restaurants. A riverside walk will take you straight into Norwich City Centre.

**£225,000**



## Property details

### Communal Front Doors

With intercom entry, staircase and lift to communal landing.

### Entrance Hall

Storage cupboard, second cupboard housing space for washing machine,

### Bedroom One

18'8" (5.69m) Max x 8'10" (2.69m)

Double glazed window to front aspect, built in wardrobes.

### Bedroom Two

13'11" (4.24m) x 7'2" (2.18m)

Double glazed window to front aspect.

### Bathroom

3 piece suite, comprising of panelled bath with mixer taps and shower attachment, shower screen and wash basin set into vanity unit, low level WC, extractor fan, spotlights, chrome towel radiator.



### Lounge/Diner incorporating Kitchen

19'7" (5.97m) x 13'1" (3.99m) Max

Double glazed door and windows to balcony. Quality range of fitted wall and base units with worktops over, inset sink and drainer with mixer taps over, four ring gas hob with extractor hood over electric oven and grill, integrated fridge/freezer and dishwasher, spot lights. Balcony with chrome and glass balustrading overlooking communal gardens with views towards the River Wensum.

### Outside

Well maintained communal gardens which side onto the River Wensum with great views. There is also one allocated parking space in the secure residence car park situated beneath the apartments.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus) <b>A</b>			
(81-91) <b>B</b>		86	86
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
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.

Please call 01603 305805

Call 01603 305805 | [www.pymmand.co.uk](http://www.pymmand.co.uk)