



21 Mornington Road, Norwich, NR2 3NA

Guide Price £240,000

- TWO DOUBLE BEDROOMS
- BRIGHT, CONTEMPORARY ACCOMMODATION
- ALLOCATED, SHELTERED OFF ROAD PARKING
- CLOSE TO CITY CENTRE
- PURPOSE BUILT FIRST FLOOR APARTMENT
- MAIN BEDROOM WITH ENSUITE
- CURRENT OWNER HAS A SHARE OF THE FREEHOLD
- SOUGHT AFTER GOLD TRIANGLE LOCATION

21 Mornington Road, Norwich NR2 3NA

NO ONWARD CHAIN Ideally located within the sought after Golden Triangle, this well presented first floor apartment offers a modern and convenient lifestyle. The property benefits from allocated, sheltered off road parking and is close to the City Centre.

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Council Tax Band: B



DESCRIPTION

Situated within the highly sought after Golden Triangle in Norwich, this purpose built first floor apartment offers contemporary, beautifully presented accommodation with a private entrance and stairs leading to two double bedrooms; one with an ensuite, a modern family bathroom, living room and kitchen. The property is ideally positioned on an attractive tree-lined street close to the City Centre and walking distance to a range of local amenities and transport links. The property further benefits from an allocated, sheltered off road parking space and an external store room by the main entrance.

ENTRANCE

Main door to front entrance, carpeted stairs to first floor landing.

KITCHEN

Double glazed window to rear aspect, fitted with wall and base units with worksurface over, inset stainless steel one and a half sink and drainer, electric oven with electric hob and cooker hood over, space for free standing fridge freezer, integrated dishwasher and washing machine, vinyl flooring, radiator.

LIVING ROOM

Double glazed bay window to front aspect, carpet, radiator, shelving units, high level built in cupboard.

BEDROOM TWO

Double glazed window to front aspect, carpet, radiator, built in wardrobe.

BEDROOM ONE

Double glazed window to rear aspect, carpet, radiator, door to;

ENSUITE

Double glazed window to rear aspect with obscured glass, fitted with a three piece suite comprising double shower cubicle with mains connected shower and rainfall shower head, WC and wash hand basin, heated towel rail, vinyl flooring, extractor fan.

BATHROOM

Double glazed window to rear aspect with obscured glass, bath with mains connected shower and rainfall shower head over, WC and wash hand basin, heated towel rail, vinyl flooring, extractor fan.

EXTERNAL

The property features an off road parking spaced which is sheltered under a carport. There are shared garden areas to the front and a maintained, lawned

area to the rear. There is also a built in store room by the main entrance door. Each apartment has its own private entrance.

LOCATION

Norwich is a historic City with two shopping centres and a host of fantastic eateries, a market place and cobbled streets lined with boutique shops. The City offers a wealth of history including Norwich Castle and two stunning Cathedrals. Norwich train station has direct routes across to the coast and into Cambridge and London.

AGENTS NOTES

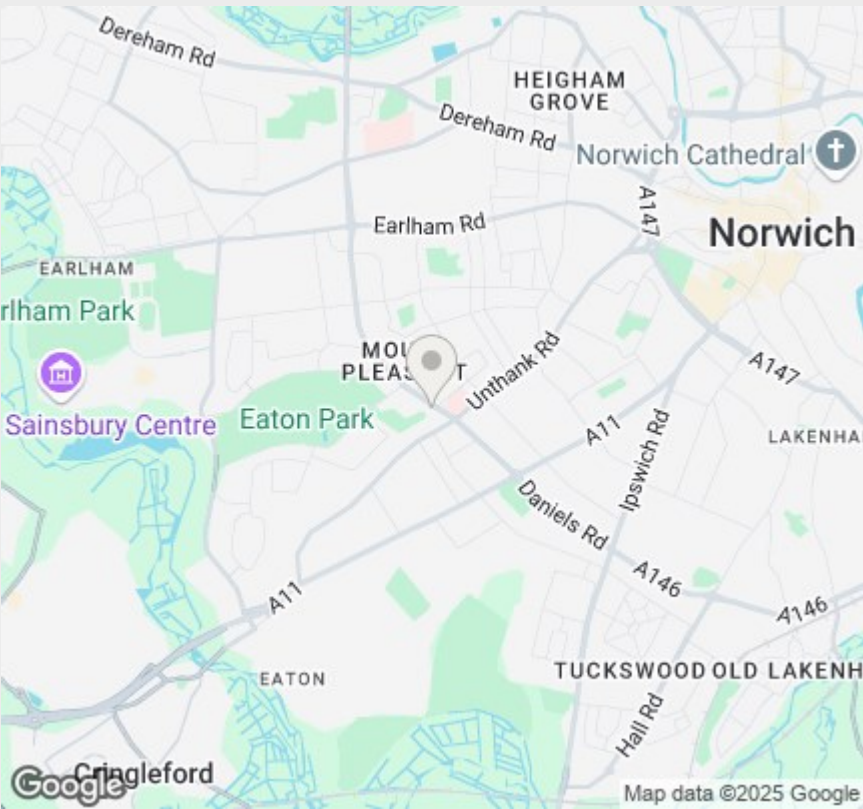
This property is Leasehold with a share of the Freehold.

Years remaining on underlying lease: 141 years.

Annual service charge: £1,264.60

Mains drainage, water, electricity connected.

Mains gas fired central heating.



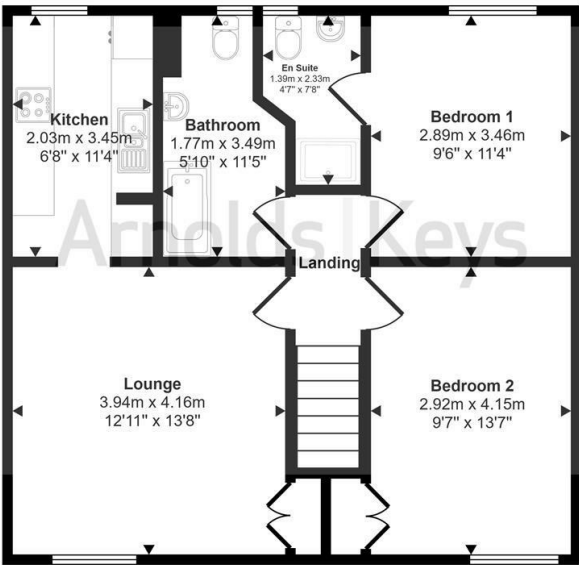
Viewings

Viewings by arrangement only. Call 01603 620551 to make an appointment.

EPC Rating:

| Energy Efficiency Rating | | |
|---|----------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | 80 | 84 |
| (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 | |

Approx Gross Internal Area
63 sq m / 675 sq ft



First Floor

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate 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. Appliances will not have been tested in all cases and we cannot confirm they are in working order.

Arnolds Keys from time to time, recommends conveyancing services. Should you decide to use them we could receive a referral fee of up to £210. Arnolds Keys recommend Yellow Brick (YB) to sellers and buyer for mortgage advice. Should you decide to use YB we could receive a referral fee of £250.

