

Arnolds | Keys



6 Old Lakenham Hall Drive, Norwich, Norfolk, NR1 2NW

Guide Price £150,000

- FIRST FLOOR APARTMENT
- FITTED KITCHEN
- GAS FIRED CENTRAL HEATING
- ALLOCATED OFF ROAD PARKING
- TWO BEDROOMS
- SHOWER ROOM
- COMMUNAL GARDEN OVERLOOKING THE RIVER
- UPVC DOUBLE GLAZING

6 Old Lakenham Hall Drive, Norwich NR1 2NW

Spacious and well presented. Two bedroom 1st floor apartment. Modern fitted kitchen. Good size lounge/diner. Two double bedrooms and modern shower room. Gas central heating. UPVC double glazing. Allocated parking. Good access to the South side of Norwich, UEA, A47 and N&N hospital. EPC rating C.



Council Tax Band: B



DESCRIPTION

This well maintained two bedroom first floor apartment is located in the sought after NR1 area, just south of Norwich city centre. Ideal for first time buyers or investors, the property features two double bedrooms, allocated off road parking, and a communal garden with views of the river.

LOCATION

Old Lakenham Hall Drive is located just south of Norwich city centre, in the heart of Lakenham. The area offers convenient access to a variety of amenities, including shops, pubs, supermarkets, and DIY stores. The location also benefits from reliable public transport connections to the city centre and easy access to the Southern Bypass.

ENTRANCE:

uPVC door with double glazed obscured glass, stairs to first floor landing, carpeted.

LANDING AND HALL:

Radiator, carpeted, entrances to kitchen, living room, bedrooms and bathroom, cupboard with combi boiler inside:

KITCHEN

uPVC double glazed window to front aspect: tiled flooring, radiator, range of wall and base units with counter top over, sink with drainer, 4 ring gas hob with extractor hood over, electric oven, space and plumbing for washing machine. Built in fridge freezer.

LIVING ROOM

uPVC double glazed window to front aspect, radiator, carpeted, ceiling fan, thermostat.

SHOWER ROOM:

Tiled flooring, W/C, freestanding shower connected to mains water, hand wash basin with vanity unit.

BEDROOM 1:

uPVC double glazed window to rear aspect, carpeted, radiator, built in wardrobes.

BEDROOM 2:

uPVC double glazed window to rear aspect, radiator, carpeted.

EXTERNAL:

Allocated parking space, communal garden with views of the river.

AGENTS NOTES:

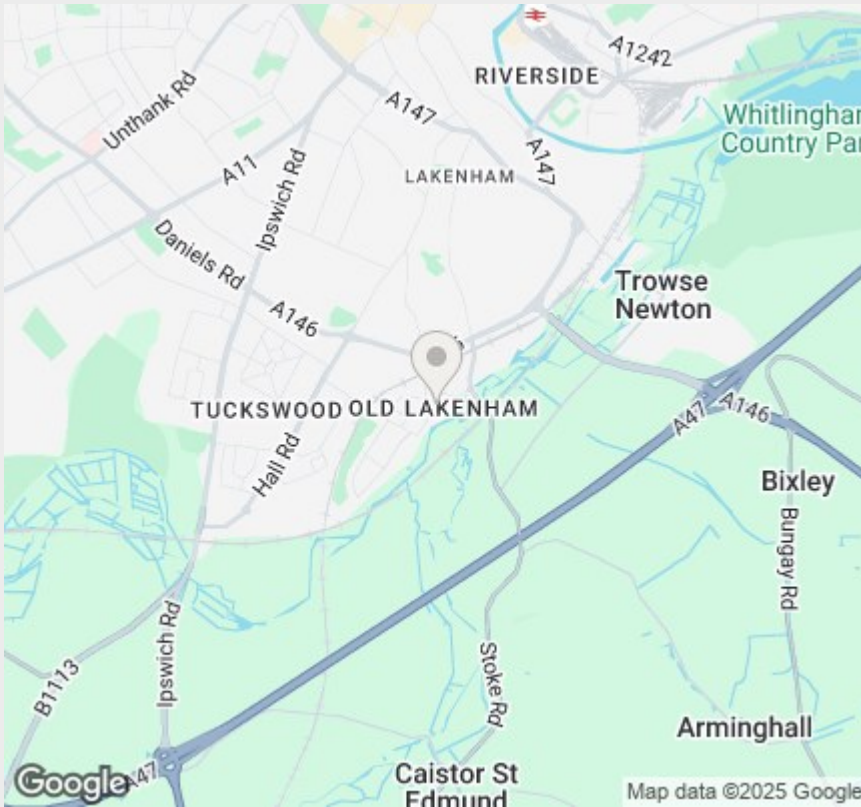
Leasehold: 953 years remaining approx

Service Charge: TBC

Ground Rent £25

Council tax: Norwich Band B

EPC Rating C



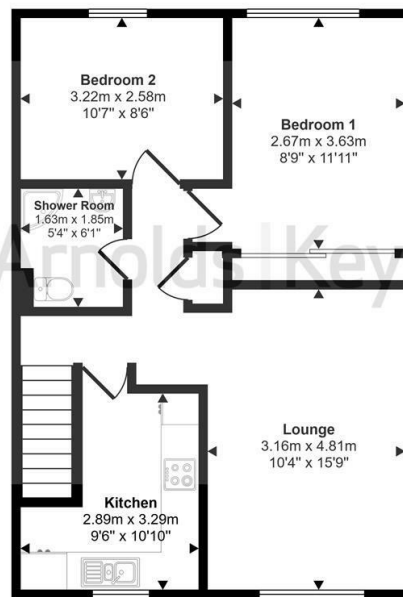
Viewings

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		
(69-80) C	74	78
(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
56 sq m / 600 sq ft



Floorplan

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 and are 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.

