

# Arnolds | Keys



**23 Thorpe Heights Rosary Road, Norwich, NR1 4BU**

**Guide Price £145,000**

- No Onwards Chain
- Walking Distance to Train Station and City Centre
- Top Floor Apartment
- Off Road Parking
- Fantastic City Views
- Ideal First Time Buy or Investment Opportunity



# 23 Thorpe Heights Rosary Road, Norwich NR1 4BU

**\*NO ONWARDS CHAIN\*** With stunning open views across Norwich, this top floor apartment is ideally located close to the train station and boasts modern and bright accommodation with off road parking. An ideal first time buy or potential investment opportunity.



Council Tax Band: A



## DESCRIPTION

This modern and bright one bedroom apartment is situated on the top floor of this popular development, just a short distance from the train station and with easy access into the city centre. The property boasts an entrance hall, kitchen/breakfast room, living room and bedroom; both with fantastic wide spread views across the city. The property also benefits from an allocated off road parking space and is also being sold with no onwads chain.

## LOCATION

Thorpe Heights is a popular development positioned less than 1 mile from the train station in Norwich. The property is also within easy access to the city centre with access to local parks, schools, shops and plenty of places to eat.

## INTERNAL ACCOMMODATION

### ENTRANCE HALL

Timber framed door to front entrance, laminate flooring, storage cupboard.

### KITCHEN

Double glazed window to rear. Fitted with a range of wall and base units with worktop over. Space for a freestanding fridge/freezer, space and plumbing for a washing machine, space for a free standing electric oven with extractor fan over. Tiled flooring and radiator.

### LIVING ROOM

Double glazed floor to ceiling length windows over looking the front aspect across the City. Laminate flooring and two radiators.

### BEDROOM ONE

Double glazed window to front aspect, also with city views. Laminate flooring, radiator.

### SHOWER ROOM

Double glazed window to rear aspect with obscured glass. Fitted with a three piece suite comprising corner shower cubicle with mains connected shower and rainfall shower head, WC and wash hand basin. Heated towel rail, vinyl flooring, shaver charging point.

## AGENTS NOTES

This property is Leasehold.

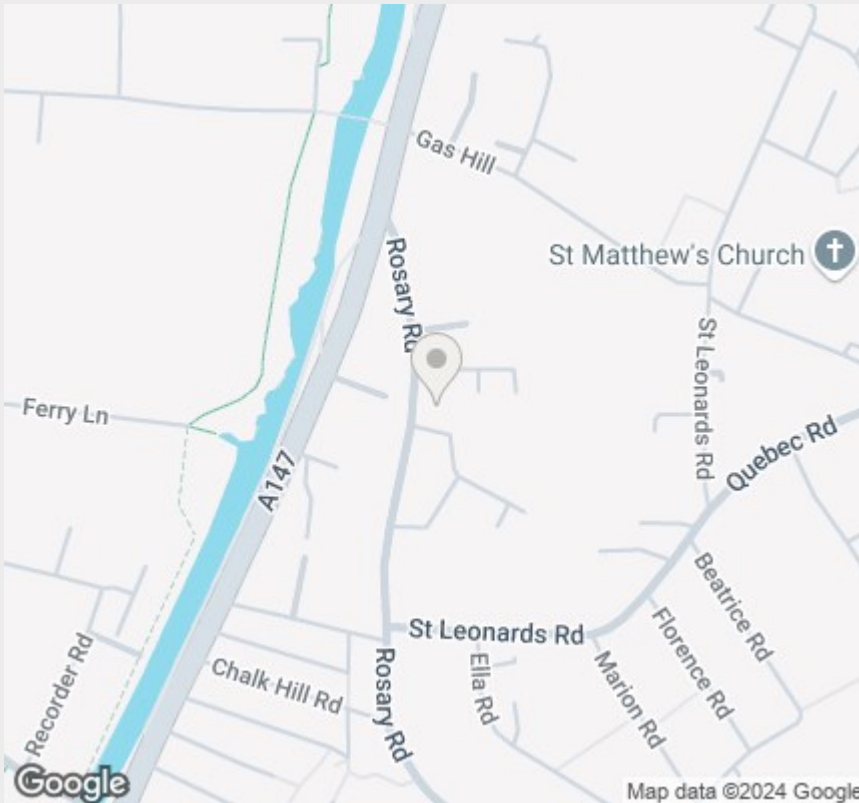
984 years remaining on the lease.

Annual service charge is £125 per month.

Mains gas central heating, mains drainage and electricity connected.

Please note there is two persons occupancy restriction within the lease.






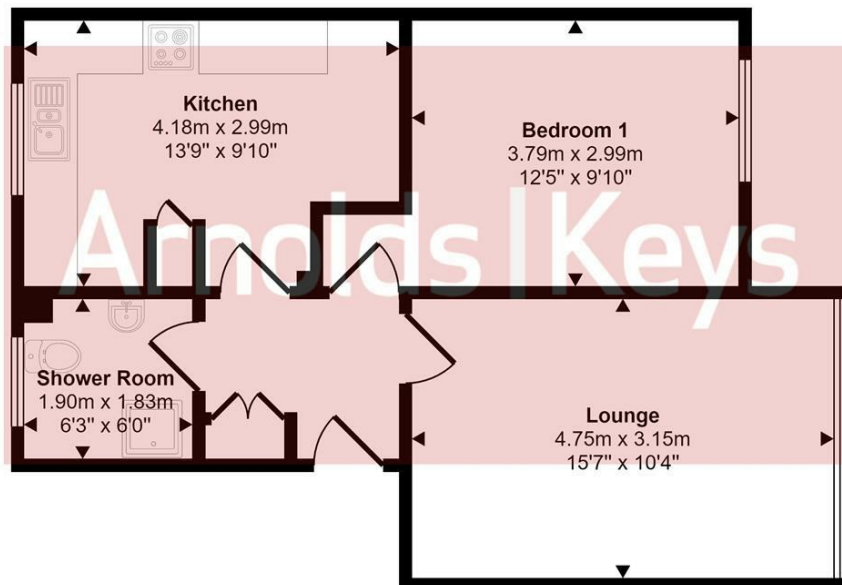
## Viewings

Viewings by arrangement only. Call 01263 738444 to make an appointment.

## EPC Rating:

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>72</b>	<b>77</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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

Approx Gross Internal Area  
49 sq m / 522 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 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 Mortgage Advice Bureau (MAB) to sellers and buyer for mortgage advice. Should you decide to use MAB we would receive a referral fee of £250.