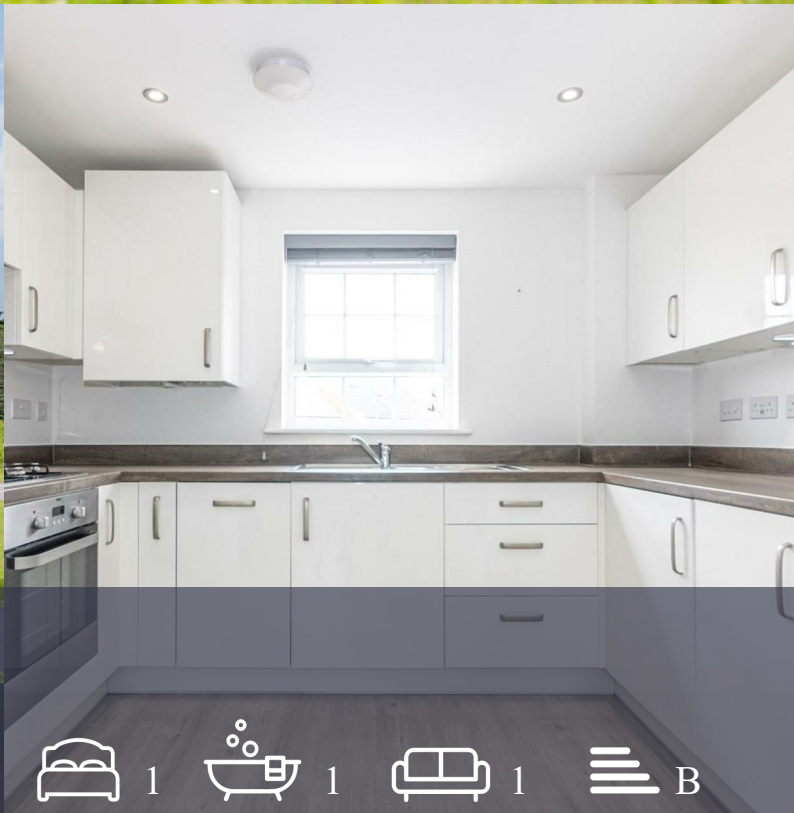




4 Cordwainer Close

Sprowston, Norwich, NR7 8GT

Price Guide £160,000



Located on a popular estate in Sprowston, this stylish one-bedroom flat is a fantastic opportunity for first-time buyers or investors alike. Featuring a contemporary interior and a bright, airy living space, the property also benefits from off-road parking, modern fittings, and convenient access to local amenities and transport routes. Offered with no onward chain for a straightforward purchase, it's a home that's bound to attract attention.

- Modern one-bedroom apartment
- Modern kitchen with integrated appliances.
- No onward chain
- Perfect for first-time buyers or investors.
- Light and airy lounge/diner
- Off-road parking
- Easy access to public transport links and major roads
- Guide price of £160,000-£165,000



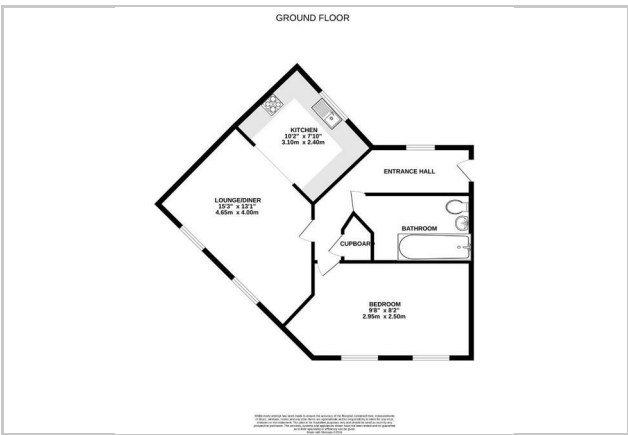
This beautifully presented one-bedroom first-floor flat is located on a sought-after development in Sprowston, making it an ideal choice for first-time buyers or investors. With a secure intercom entry system providing added peace of mind, the property offers a bright and spacious lounge/diner – perfect for both relaxing and entertaining. The contemporary kitchen is fitted with integrated appliances, while the generously sized bedroom includes built-in storage. A stylish bathroom with a shower over the bath completes the internal layout.

Further benefits include double glazing throughout for energy efficiency, gas central heating for year-round comfort, and two allocated off-road parking spaces. The property is offered with no onward chain, ensuring a hassle-free purchase.

Cordwainer Close enjoys easy access to a wide range of local amenities including shops, pubs, restaurants, and supermarkets. Excellent public transport options are available, with Sprowston Park & Ride just moments away for a quick journey into Norwich city centre. Road links are also superb, with easy access to the Norwich Ring Road (NDR) and the scenic Norfolk Broads.

The property is leasehold with 125 years remaining from 1 January 2016. Ground rent is £150 per annum, with a monthly service/maintenance charge of £148. Ultrafast full fibre broadband is available, along with mains water and electricity.

Don't miss this fantastic opportunity – contact us today to arrange your viewing!



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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