

LEASEHOLD



Apartment

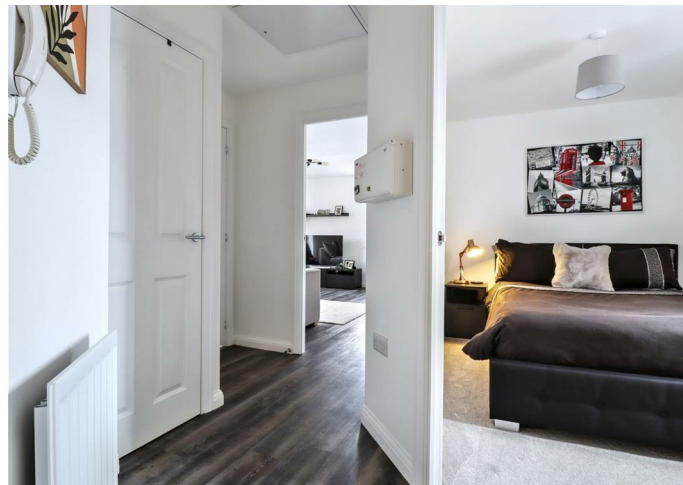
FALCON CRESCENT COSTESSEY NR8 5GW

Price Guide

£170,000

FEATURES

- Second Floor
- Open Plan Living
- Ensuite
- Allocated Parking
- Two Bedrooms
- Apartment
- Kitchen
- Bathroom
- Well Presented
- Entrance Hall



2 Bedroom Apartment located in Costessey

Welcome to the sought-after development of Queens Hills in Costessey, this exquisite second-floor apartment offers a perfect blend of modern living and convenience. Built in 2016, the property boasts a secure entrance hall that leads to a staircase, providing access to all floors. Upon entering, you are greeted by a private hall that opens into a bright and airy open-plan living space, seamlessly connecting the kitchen and a generous sitting area. This inviting space is ideal for entertaining, featuring double doors that lead to a charming Juliet balcony, allowing natural light to flood the room.

The apartment comprises two well-proportioned bedrooms, with the principal bedroom benefiting from a spacious ensuite shower room. The modern family bathroom is equipped with both a bath and a shower, offering flexibility to suit your preferences.

Meticulously maintained, this stunning home requires no further work—simply switch on the kettle and settle in. Additionally, the property includes parking for one vehicle, enhancing its appeal.

Conveniently located, you will find local shops and a retail park just a mile away, along with excellent bus routes and easy access to the A47, hospital, and university. With the added advantage of no onward chain, this property is an exceptional opportunity not to be missed. Come and experience the charm of this delightful apartment for yourself.

Entrance Hall

Entrance door, cupboard and doors to the sitting room, bedrooms and the bathroom.

Sitting Room

14'4 x 13'7

Sealed unit double glazed window to the side with sealed unit double glazed double doors to the front with Juliet balcony, radiator and opening through to the kitchen. Wood effect contemporary flooring. Plenty of natural light to this perfect living space along with room for a sizable table and chairs.

Kitchen

8'9 x 8'8

Sealed unit double glazed sky light, range of both base and wall mounted units, sink unit, integrated appliances to include, hob, oven and extractor fan along with a washing machine/dryer and fridge/freezer.

Principal Bedroom

14'5 max x 11'9 max

Sealed unit double glazed window, double wardrobe, radiator and door to the ensuite.

Ensuite

Sealed unit double glazed window, shower cubicle, splashbacks, wc and wash hand basin.

Bedroom 2

9'4 max x 8'8 max

Sealed unit double glazed window and radiator.

Bathroom

Sealed unit double glazed window, modern bathroom offering panel bath with shower over, partly tiled walls, wash hand basin and wc. Tiled flooring.

Outside

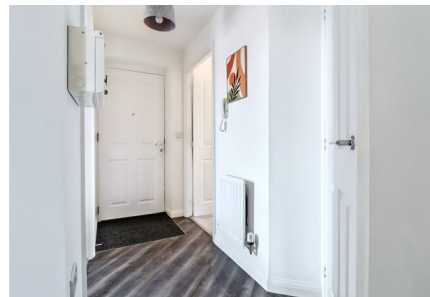
Communal gardens and an allocated parking space.



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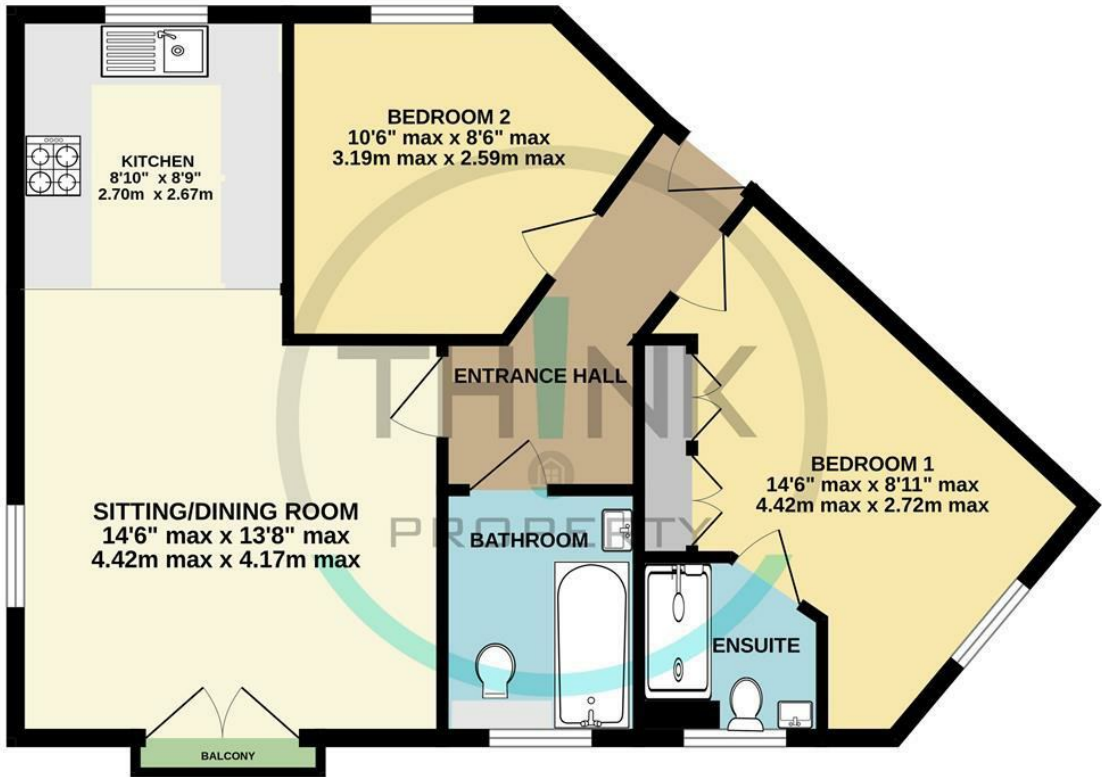
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Council Tax Band

B

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	81	81
(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

Agents Note: Whilst every care has been taken to prepare these 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.

