



LEASEHOLD

Apartment

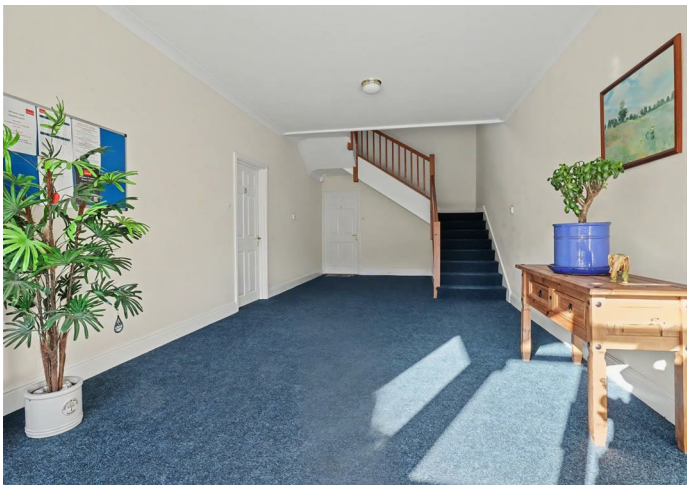
# COLTISHALL HALL WROXHAM ROAD COLTISHALL NR12 7AF

Price Guide

# £220,000

## FEATURES

- Exclusive Development
- Communal Entrance
- Generous Sitting Room
- Luxury Bathroom
- Allocated Parking
- River Views
- Two Bedrooms
- Kitchen/Dining Room
- Well Presented
- Walk To The River



# 2 Bedroom Apartment located in Coltishall

Welcome to the charming village of Coltishall, this well-presented two-bedroom apartment on Wroxham Road within the beautiful Coltishall Hall grounds, offers a delightful living experience next to the picturesque River Bure and Coltishall Common. This first-floor residence boasts spacious rooms that are perfect for both relaxation and entertaining.

Upon entering the entrance hall you are welcomed into a generous sitting room that provides a comfortable space to unwind. The kitchen diner is well-equipped, featuring a range of integrated appliances to include electric oven with a gas hob, a space for slimline dishwasher, fridge/freezer and a washer dryer, making it ideal for modern living. The two double bedrooms are thoughtfully designed, ensuring ample space for rest and privacy with great views. The large bathroom is a standout feature, complete with a separate shower cubicle for added convenience.

Outside, residents can enjoy superb communal gardens, perfect for leisurely strolls or social gatherings. The property also includes allocated parking for one vehicle, adding to the ease of living in this sought-after area.

This apartment is particularly suited for professionals seeking quality living or couples looking to enjoy a peaceful retirement. With its prime location and attractive features, early viewing is highly recommended to avoid disappointment. Embrace the opportunity to make this lovely apartment your new home.

## Communal Entrance Hall

Security entry system, doors to the main hall, stairs up to first floor.

## Private Entrance Hall

Entrance door to the front, built in airing cupboard, doors to the bedrooms and the family bathroom.

## Sitting Room

20'0 x 12'0

Sealed unit double glazed windows overlooking the main hall and river views in the distance. Radiator.

## Kitchen/Dining Room

11'0 max x 15'0 max

Sealed unit double glazed window to the rear overlooking the field, range of base and wall mounted units, integrated gas hob, electric oven with extractor fan over, space for slim line dishwasher, fridge/freezer and washer/dryer. Radiator.

## Principal Bedroom

12'0 x 11'0

Sealed unit double glazed window to the front overlooking the hall and its grounds. Radiator.

## Bedroom Two

12'0 x 9'0

Sealed unit double glazed window to the rear overlooking the fields beyond. Radiator.

## Family Bathroom

Sealed unit double glazed window to the rear, panel bath with separate shower cubicle, wash hand basin and wc. Tiled splash backs and radiator.

### Outside

Beautiful main entrance leading to the driveway, visitors parking on the left, follow round with the apartment building on the left. Stunning communal grounds, parking space at the end within the walled garden.

### Agents Note

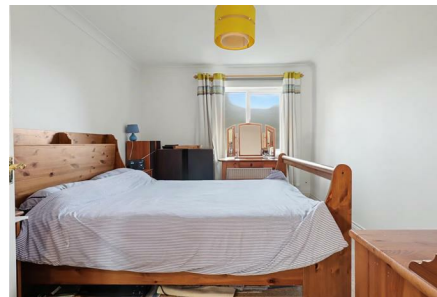
Lease Details:- 102 years remain until 29th September 2128

Service Charge Inc Ground Rent, Buildings Insurance, is £228 per month. £2736 per year.



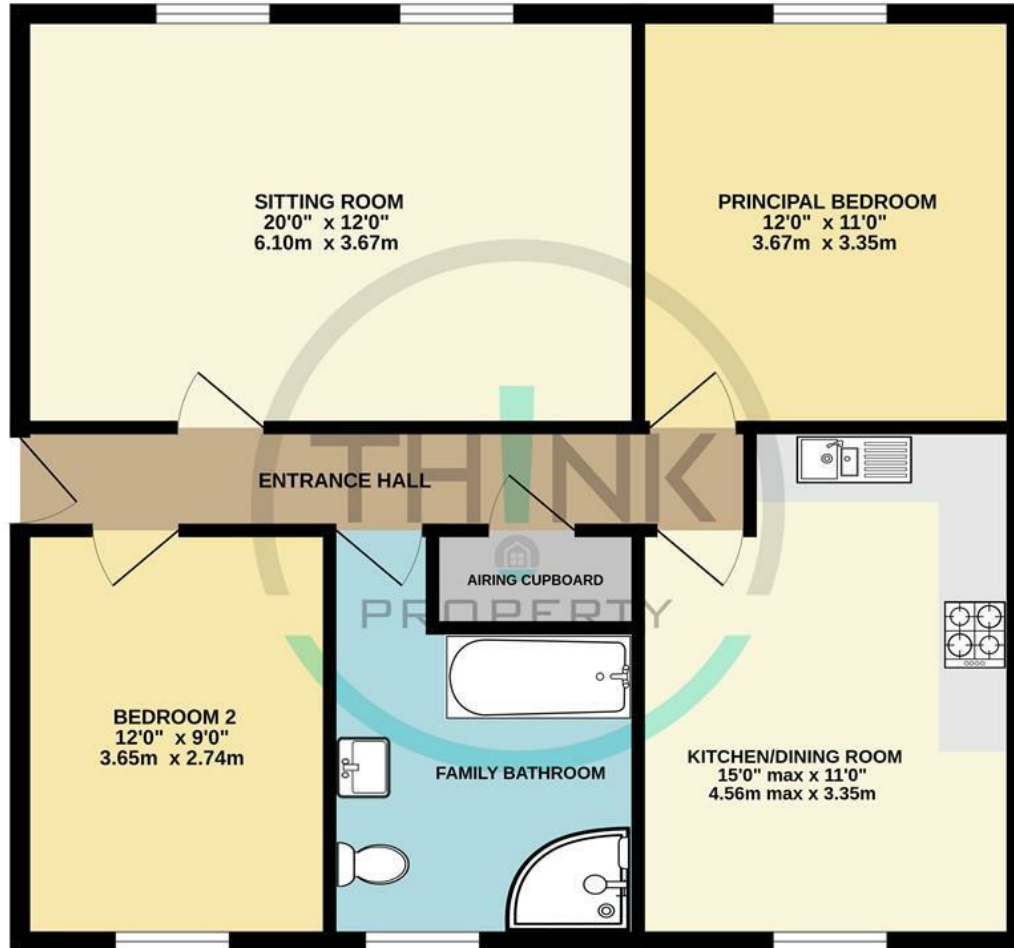


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FIRST FLOOR



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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Council Tax Band

C

| Energy Efficiency Rating                           |  | Current                 | Potential |
|--|--|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> |  |                         |           |
| (92 plus) <b>A</b>                                 |  |                         |           |
| (81-91) <b>B</b>                                   |  |                         |           |
| (69-80) <b>C</b>                                   |  | 81                      | 82        |
| (55-68) <b>D</b>                                   |  |                         |           |
| (39-54) <b>E</b>                                   |  |                         |           |
| (21-38) <b>F</b>                                   |  |                         |           |
| (1-20) <b>G</b>                                    |  |                         |           |
| <i>Not energy efficient - higher running costs</i> |  |                         |           |
| <b>England &amp; Wales</b>                         |  | 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.

