

LEASEHOLD



Apartment

# BAHRAM ROAD QUEENS HILLS COSTESSEY NR8 5EY

Offers In Excess Of

## £160,000

### FEATURES

- Ground Floor
- Two Bedrooms
- Kitchen
- Bathroom
- Apartment
- Open Plan Living
- Ensuite Shower
- Allocated Parking Space



# 2 Bedroom Apartment located in Norwich

Welcome to Bahram Road in the Queens Hills area of Costessey, Norwich, this delightful ground floor apartment offers a perfect blend of comfort and convenience. With two spacious bedrooms and two bathrooms, this property is ideal for first-time buyers, investors, or those looking to downsize.

Upon entering, you are welcomed by a bright and airy communal entrance hall, complete with a security entry system for added peace of mind. The private entrance leads you into a well-designed hallway that opens up to an inviting open-plan sitting and dining room, perfect for entertaining guests or enjoying family meals. The kitchen, conveniently located off the living area, enhances the sociable atmosphere of the home.

The principal bedroom boasts an ensuite shower room, providing a private retreat, while the second bedroom is generously sized, ensuring ample space for relaxation. A separate family bathroom is also accessible from the hallway, adding to the practicality of the layout. Additional storage is available with an airing cupboard and another cupboard, catering to your organisational needs.

Outside, you will find an allocated parking space in the residents' car park at the rear, making it easy to come and go. The location is particularly advantageous, with a bus stop nearby and a retail park less than a mile away at Longwater, featuring major outlets including Sainsbury's. The development itself is home to a school, a Co-op, and a selection of food outlets, ensuring that all your daily needs are within easy reach.

With the A47 close by, access to the city centre, the hospital, and the University of East Anglia is straightforward. This apartment is a fantastic opportunity not to be missed. We highly recommend scheduling a viewing to fully appreciate all that this lovely home has to offer.

## Communal Entrance

Security entrance door with access to all flats in the block.

## Entrance Hall

Private entrance door, doors to sitting/dining room, bedrooms, bathroom, airing cupboard and further storage cupboard.

## Sitting/Dining Room

15'3 x 12'7

Sealed unit double glazed windows to the side and rear, radiator and opening to the kitchen.

## Kitchen

10'7 x 6'1

sealed unit double glazed window to the side, range of base and wall mounted units, sink, a range of integrated appliances to include hob, oven with extractor fan over, fridge/freezer, dishwasher and washing machine.

## Principal Bedroom

11'8 x 8'7

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

## Ensuite Shower Room

Shower cubicle, wash hand basin and wc with tiled splashbacks.

## Bedroom Two

11'6 x 7'4

Sealed unit double glazed window to the rear, radiator.



### Bathroom

Panel bath, wash hand basin and wc with radiator and splash backs.

### Outside

Allocated parking space.





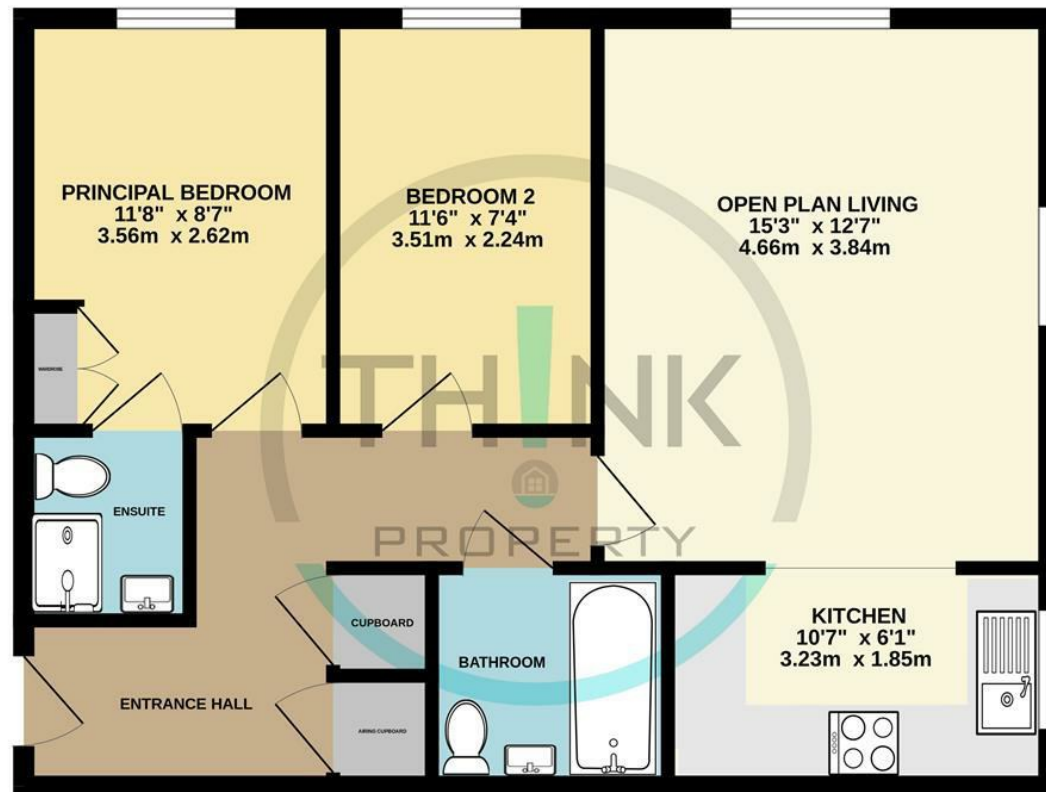
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## GROUND FLOOR



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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Council Tax Band

**B**

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>	79	79
(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		
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.

