

LEASEHOLD



Apartment

**56 MAGNOLIA WAY,
COSTESSEY, NR8
5EH**

£135,000

FEATURES

- Two Bedroom
- Ground Floor
- Parking Space
- Modern
- Fitted Kitchen
- Spacious Living Room
- Tucked Away
- Close A47



2 Bedroom Apartment located in Costessey

Welcome to Magnolia Way, Costessey - a charming location that could be the perfect setting for your new home! This delightful two-bedroom ground floor flat, built in 2008, offers a cosy retreat with its one reception room, ideal for relaxing or entertaining guests.

The property boasts allocated parking, a coveted feature that ensures convenience for residents. Perfect for those seeking ground floor living, this flat provides easy access and a secure environment, making it an attractive option for both investors and first-time buyers alike.

Situated in a popular location, this property offers excellent access to amenities, public transport, and is conveniently close to the A47, Hospital, and University. Its position on the edge of the development provides a sense of security and privacy, creating a peaceful sanctuary to call home.

Don't miss out on the opportunity to own a piece of this sought-after area in Costessey. Whether you're looking to invest or take your first step onto the property ladder, this ground floor flat could be the perfect choice for you. Book a viewing today and envision the possibilities that await in this lovely property on Magnolia Way.

Call us on
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<https://www.thinkproperty.ltd/>

Council Tax Band

A



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	78	78
(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.