

LEASEHOLD - SHARE OF FREEHOLD



Apartment

# STONE BRECK COSTESSEY NORWICH NR5 0PP

Offers Over

## £140,000

### FEATURES

- Stunning Apartment
- Sitting/Dining Room
- Bedroom
- Immaculate Decor
- Driveway
- First Floor
- Kitchen
- Modern Bathroom
- Landscaped Garden
- Garage



# 1 Bedroom Apartment located in Costessey

Welcome to Stone Breck, Costessey, this immaculate first-floor apartment presents a rare opportunity for those seeking a blend of comfort and convenience. The property boasts a well-appointed sitting/dining room, perfect for both relaxation and entertaining. The smaller kitchen is functional and efficient, while the generously sized double bedroom offers a peaceful retreat. The newly fitted, stylish modern bathroom adds a touch of luxury to your daily routine.

One of the standout features of this apartment is the fantastic landscaped rear garden, which provides a private oasis for unwinding or hosting gatherings with friends and family. Additionally, the property includes a garage and a driveway, offering for one vehicle—an invaluable asset in this desirable area.

The location is particularly advantageous, with easy access to bus stops and excellent road links to the local retail park, hospital, university, and the A47. This apartment is not just a home; it is a lifestyle choice, combining modern living with the charm of a peaceful neighbourhood. Whether you are a first-time buyer, a professional, or looking to downsize, this property is a must-see. Don't miss the chance to make this exceptional apartment your new home.

## Communal Hall

Sealed unit double-glazed door, the communal hall with stairs leading up to the apartment. A handy private cupboard (3'7" x 2'1") provides convenient storage for household items.

## Sitting/Dining Room

14'9 x 9'9

Sealed unit double glazed window to the front, radiator, and a TV display area enhanced by newly installed built-in cupboards for added storage. The room features engineered oak veneer flooring and benefits from a recent consumer unit upgrade. Doors lead to the kitchen and bedroom.

## Kitchen

8'8 x 5'9

Sealed unit double-glazed window to the front. The kitchen features a range of base and wall-mounted units, with space for a cooker, washing machine, and fridge/freezer. A sink unit, along with additional cupboard storage. A cupboard housing the combination boiler, as well as providing extra storage.

## Bedroom

12'8 x 9'0

Sealed unit double glazed window to the rear, radiator, and door leading to the bathroom. The room also features a door to a built-in cupboard for additional storage, access to the loft space, and newly laid engineered oak veneer flooring, adding a touch of elegance to the space.

## Bathroom

Sealed unit double glazed window to the rear. Newly fitted white suite featuring a Beauforte bath with screen and thermostatic Mira shower over, a vanity wash hand basin, and a concealed cistern WC. Finished with complementing porcelain tiling, bespoke back splash, an illuminated mirror, and a designer style towel radiator for a high quality, modern look.

## Outside

The property is situated on a generously sized plot, featuring a driveway that leads to a garage measuring 17'2" x 8'8". The garage entrance to the front and a convenient door providing access to the rear garden. The gated rear garden is spacious and thoughtfully landscaped, mainly laid to lawn. It includes a tranquil wildlife pond, a seating area, and several fruit trees interspersed among various shrubs, creating an idyllic space to unwind and enjoy leisurely weekends or evenings after a busy day.

## Agents Note



957 years left  
Service Charge £660.12 p.a



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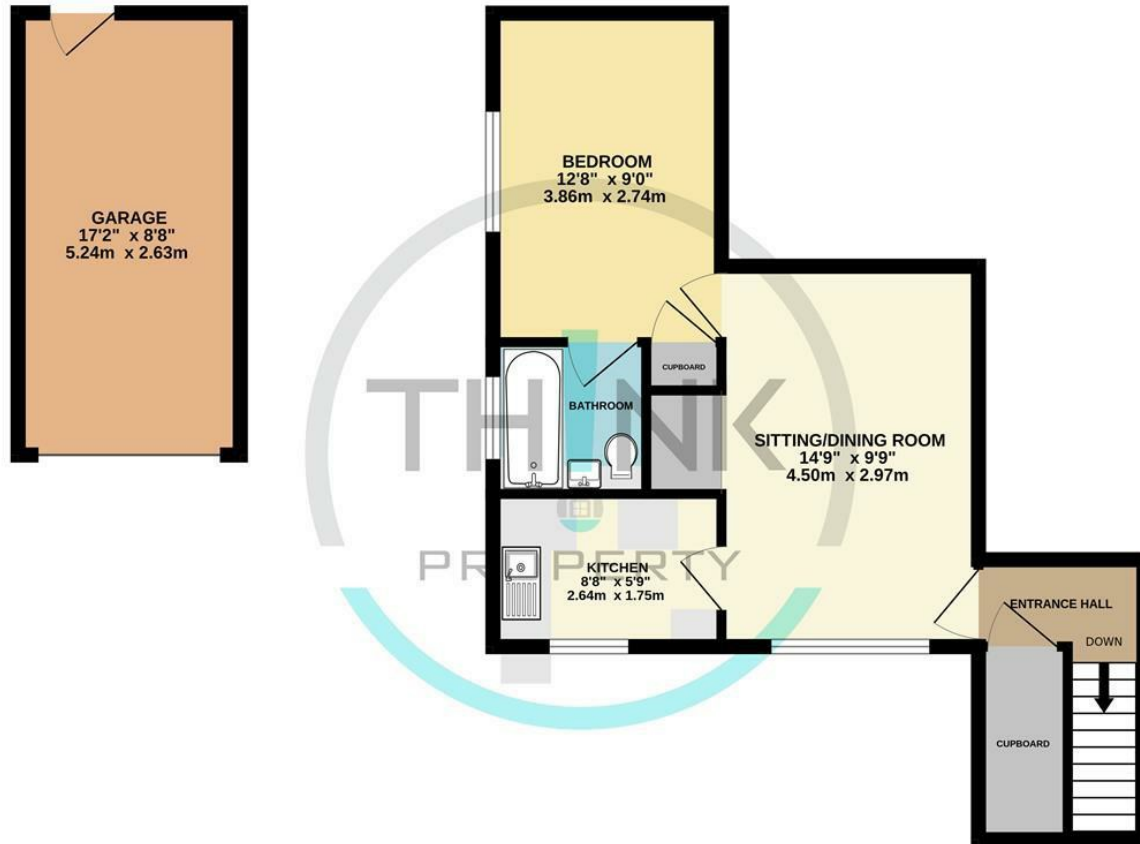




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BASEMENT

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

A

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>	75	76
(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.

