



Apartment

**35 FALCON  
CRESCENT,  
COSTESSEY, NR8  
5GX**

PCM

**£1,100**

#### FEATURES

- Fully Furnished
- Off Road Parking
- En-suite To Master
- Integrated Appliances
- Open Plan Kitchen/Living Room
- Close To Local Amenities



# 2 Bedroom Apartment located in Costessey

Nestled in the desirable area of Queens Hills, Costessey, this modern two-bedroom property is Fully Furnished and offers a perfect blend of comfort and convenience.

Upon entering, you will find a welcoming reception room that provides a warm and inviting space for relaxation or entertaining guests. The property boasts two well-appointed bedrooms, ensuring ample space for both residents and visitors. With two bathrooms, morning routines are made easy, providing privacy and convenience for all.

The modern design of the home is complemented by integrated appliances in the kitchen, which enhance the functionality of the space. Whether you are a culinary enthusiast or simply enjoy the ease of modern living, this kitchen is sure to impress.

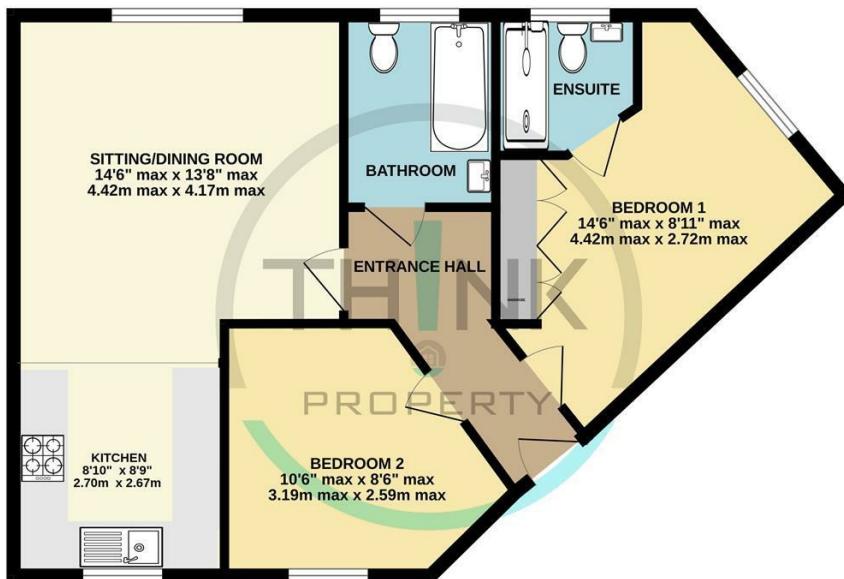
Off-road parking is an added benefit, providing secure and convenient access to your home. Additionally, the property is situated close to local amenities, ensuring that shops, schools, and recreational facilities are just a stone's throw away.

Call us on  
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**norwich@thinkproperty.ltd**  
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**Council Tax Band  
B**

## GROUND FLOOR



Whilst every effort 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 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 |         |           |
| (69-80)                                     | C |         |           |
| (55-68)                                     | D |         |           |
| (39-54)                                     | E |         |           |
| (21-38)                                     | F |         |           |
| (1-20)                                      | G |         |           |
| Not energy efficient - higher running costs |   |         |           |
| England & Wales                             |   | 81      |           |
| 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.

