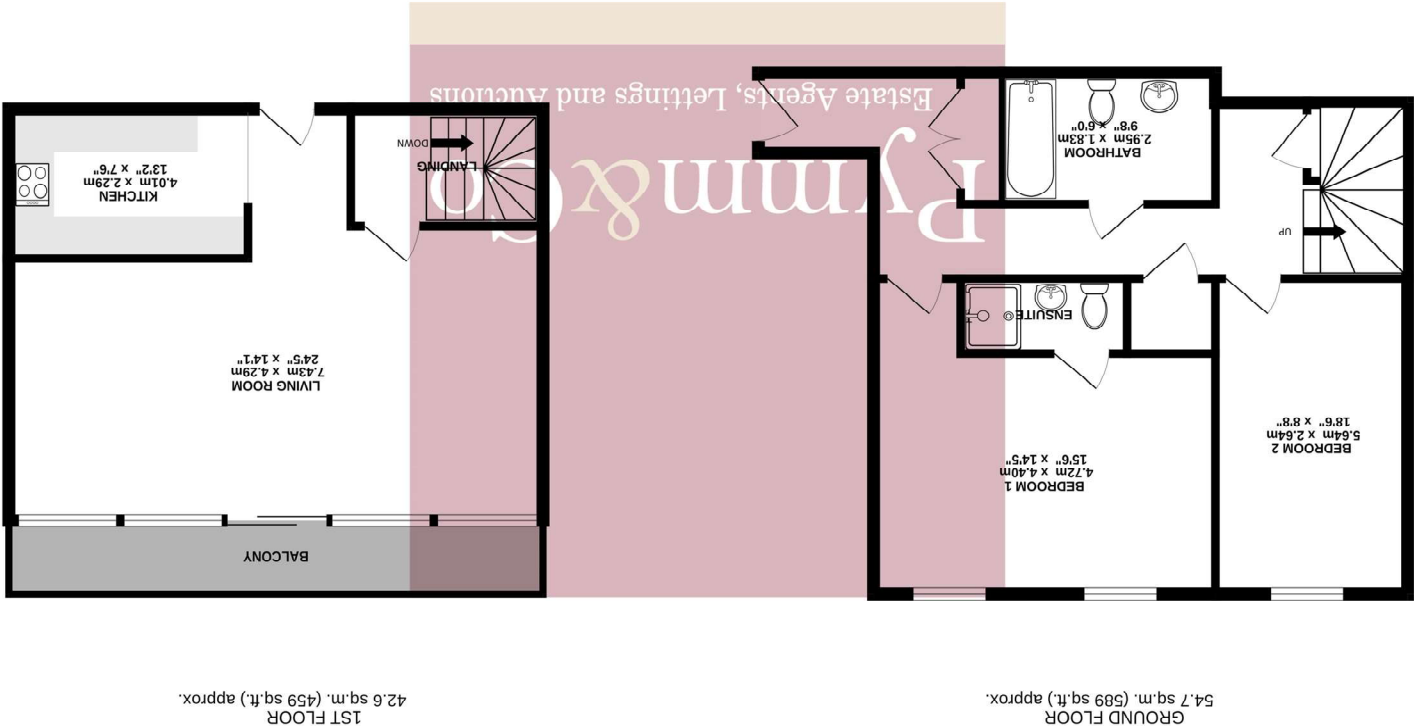


Norwich Office - Sales and Lettings

2-6 Ber Street, Norwich, Norfolk, NR1 3EJ

Tel: 01603 305805

homes@pymmand.co.uk lettings@pymmand.co.uk



TOTAL FLOOR AREA : 97.3 sq.m. (1047 sq.ft.) approx.
This floor plan is for illustrative purposes only and is not drawn to scale. Measurements, floor areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.
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Modern duplex two bedroom apartment just East of the City centre with spacious living accommodation, large balcony with views towards Whittingham country Park.

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- Modern duplex apartment
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- Further bathroom
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- Off road parking space
- Double glazing and electric heating
- Communal lawned garden
- No Onward Chain
- Long lease



This modern duplex penthouse apartment offers fantastic views towards Whitlingham Country Park and provides stylish, spacious living across two levels. Accessed via a communal entrance with secure intercom entry, the property is located on the second and third floor. The private hallway leads to two double bedrooms, including a principal bedroom with ensuite, and a separate family bathroom. A staircase rises to the upper floor, where you will find a magnificent open plan living space and a high quality fitted kitchen with integrated appliances. One side of the living area is fully glazed, opening out onto a stunning 7 metre balcony that takes full advantage of the panoramic views. The apartment benefits from double glazing and electric heating, is offered with No Onward Chain, and comes with a long lease. Externally, there is one allocated parking space in the residents' car park to the rear, along with well maintained communal lawned gardens to the front of the development, an added benefit is that the property is offered with NO ONWARD CHAIN.



Location

Situated on Thorpe Road this property enjoys a fantastic location just East of Norwich City centre. The area offers a great selection of local amenities, including well renowned pubs, a primary school, and a nursery school, making it ideal for families and professionals alike. A local doctors surgery is also nearby for added convenience. The property is within walking distance of Norwich City centre, providing easy access to its shops, restaurants, and cultural attractions. For those who enjoy the outdoors, the picturesque Lion Wood, is just a short distance away, offering peaceful woodland walks. Additionally, the nearby Riverside area provides scenic walking routes along the River Wensum, as well as a variety of leisure and dining options.



Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify they are in working order and are fit for purpose. Furthermore our measurements are for an indication only and should not be taken as fact. Solicitors should confirm moveable items described in the sales particulars are, in fact, included in the sale, since circumstances do change during marketing or negotiations.

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