

Kinghorn Road
Norwich, NR2 3PU

Guide price £160,000

claxtonbird
residential

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ClaxtonBird are pleased to present this fantastic ground-floor apartment located in the desirable Golden Triangle area of Norwich. The property features well-proportioned accommodation throughout, including a sitting room, a fitted kitchen, two bedrooms, and a shower room. Additional benefits include a secure telephone entry system, gas central heating, and upvc double glazing. Set within well-maintained communal gardens, this property offers secure allocated parking, a drying area, and a bike store for residents. The location is particularly attractive, with easy access to local amenities, parks and the UEA, as well as regular bus routes to the hospital and city centre. Early viewing is highly recommended.



Entrance Hall
Entrance door, telephone entry system, thermostat controls, storage cupboard and radiator.

Sitting Room 11'7" x 11'8" (3.55 x 3.58)
Upvc double glazed window to rear aspect and radiator.

Kitchen 8'0" x 10'11" (2.45 x 3.35)
Fitted kitchen comprising wall and base units with wood-effect work surface over, stainless steel sink drainer with mixer tap, built-in oven with gas hob and extractor over, plumbing for washing machine and dishwasher, space for fridge-freezer, wall-mounted central heating boiler, tiled splashbacks, tiled-effect floor, extractor fan, radiator and upvc double glazed window to front aspect.

Bedroom 8'11" x 13'3" (2.73 x 4.04)
Upvc double glazed window to rear aspect and radiator.



Bedroom 9'5" max x 7'6" (2.89 max x 2.30)
Upvc double glazed window to front aspect and radiator.

Bathroom 8'10" x 7'0" (2.70 x 2.15)
Suite comprising double walk-in shower cubicle with inset shower, wash hand basin, low-level WC, part-tiled walls, tiled-effect floor, extractor fan, shaver point, radiator and upvc double glazed window to front aspect.

Outside
Set within lawned communal gardens with an external drying area, bike store, mature trees and pathways throughout the development. The property provides a secure, allocated parking space via an entry barrier.

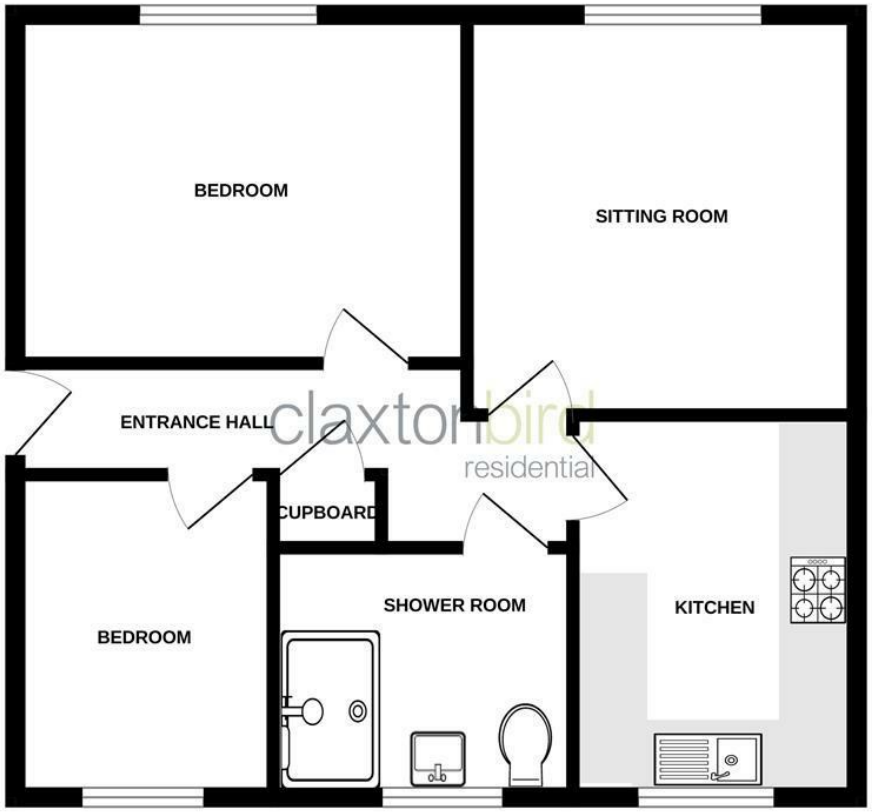


Agents Note
Council Tax Band A

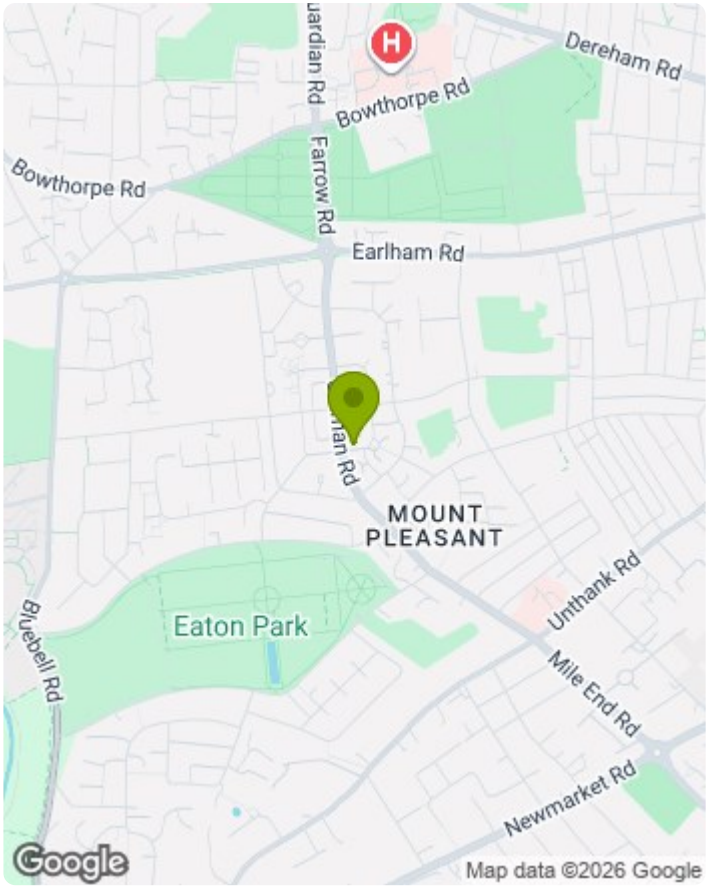
The vendor has informed us of the following Lease information:
Lease Length: 125 years
Lease Remaining: 104 years
Annual Ground Rent: £150
Annual Service Charge: £1,754.04

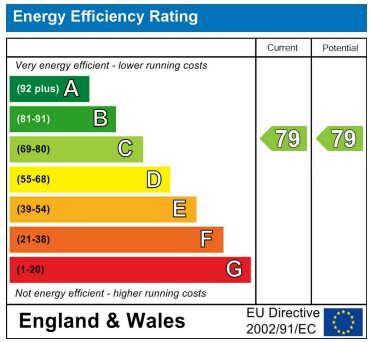
Please note that the lease does not permit keeping pets

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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1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER CLAXTONBIRD LIMITED NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

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