



Barclay Road | Norwich | NR7 GUIDE PRICE £115,000

Do you dream of breaking free? Stepping on to the property ladder for the first time and claiming a place to call your home?

This lovely apartment offers a spacious home at an affordable price, with generous lease length and a handy external store area, we're thoroughly impressed!

- **EPC RATING: E**
- **HANDY SHED**
- **RE-FITTED KITCHEN**
- **SPACIOUS LIVING AREA**
- **POPULAR LOCATION**





Leasehold— 106 Years remaining on lease with service charges and ground rent combined only £225.46 per annum!

Found on the first floor, this lovely apartment offers a great space!

The entrance hall offers a space for coats and shoes, and has a handy storage cupboard.

The kitchen has been tastefully refitted to the highest standard of workmanship, making the best of the space available. There is Plenty of storage and space and space for a freestanding fridge freezer, washing machine under the counter and a built in hob and oven.

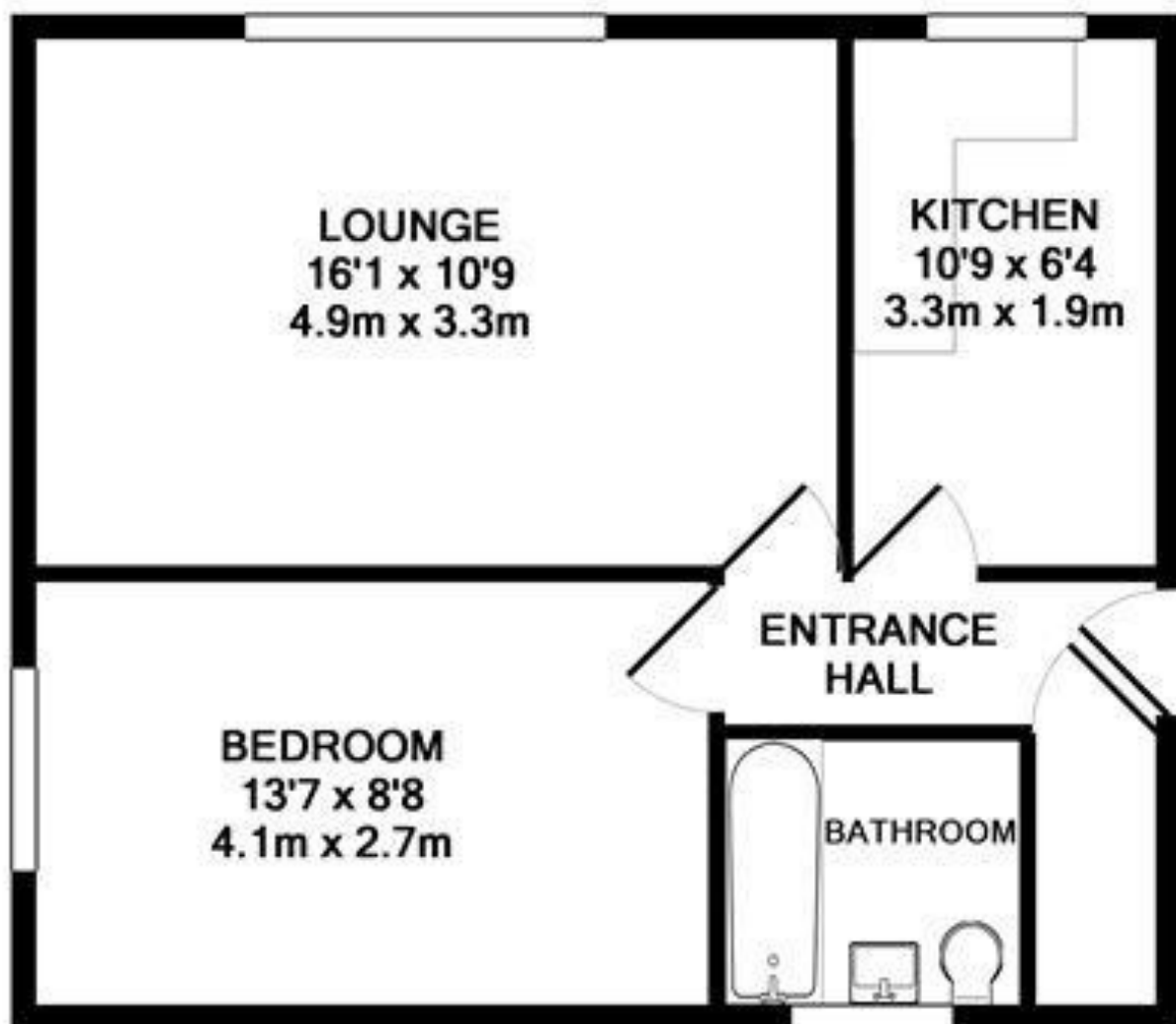
The lounge is a great size and has a fabulous picture window that lets the afternoon sun pour through into your home.

The bedroom is a good sized double and has space for all your bedroom furniture and window to the rear courtyard area. There are two built in wardrobes.

The bathroom is fitted with W.C, Hand wash basin and bath with shower over. Some modernization and finishing / personal touches in this room would complete this apartment and make a wonderful home for the next buyers.

Outside there is a handy shed and communal courtyard area to the rear and a grassed area to the front.







The City of Norwich is certainly a fine city to live in. Norwich is a wonderful fusion of the modern and historic. Like any great city its center is easy to walk around and has a river at its heart. As well as being the most complete medieval city in the UK, it has a flourishing arts, music and cultural scene, superb independent as well as High Street shopping, lively restaurants, bars and nightlife and a heritage that is a delight to explore. It was also England's first UNESCO City of Literature – this is a city of stories! It is the only English city in a National Park, the Norfolk Broads. With miles of coastline, Norfolk's beautiful beaches are also within easy reach. You'll also find Norwich International Airport within easy reach.

To view this property, please call us on 01603 952595 or pop into the office on 157 Aylsham Road, NR3 2AD.



Agents Note: Please contact us regarding the other occupants of this building if you wish to view this property .

We have not tested any apparatus, equipment, fixtures, fittings or services and therefore cannot verify that they are in working order or fit for their purpose. An inspection of the property is recommended. Whilst every care has been taken to prepare these sales 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. A wide-angle lens is used in our photos to capture the best view.