



82 Bentley Way Weston Road, Norwich
Offer Over £140,000

BELTON DUFFEY



82 BENTLEY WAY WESTON ROAD, NORWICH, NORFOLK, NR6 6TS

A well presented, 2-bedroom first floor apartment with parking and balcony having been re-decorated, a new fitted kitchen, new carpets, having good access to the ring road, amenities and shops.

DESCRIPTION

A well presented, 2-bedroom first floor apartment with parking and balcony having been re-decorated, a new fitted kitchen, new carpets, having good access to the ring road, amenities and shops.

The accommodation briefly comprises; entrance hall, kitchen, living/dining room with balcony, 2 bedrooms and bathroom.

The property benefits from gas fired central heating and double glazed windows.

Property features - *Newly fitted kitchen, newly decorated, new carpets throughout, balcony with views over communal gardens*

Early viewings highly recommended to avoid disappointment.

Excellent access to the ring road, amenities and shops.

SITUATION

Hellesdon is a central location just on the outskirts of the city centre within close proximity to shops, gyms, convenience stores, schools, local parks and only a short distance from Norwich city centre.

The nearby city of Norwich is a medieval city with a population of approximately 143,135 and a wider built-up area having a population of approximately 213,166. A retail catchment of approximately 1.1 million and is home to a number of major occupiers including Aviva, Archant, and Briar Chemicals. The Norfolk Broads, coastline, countryside and historic towns are all within motoring distance. The Norwich Cathedral is a Romanesque building with ornate cloisters and two imposing gates, St. Ethelbert's and Erpingham, lead to the Tombland area, once a Saxon marketplace. Nearby, the Museum of Norwich at the Bridewell traces local history, including a re-created old pharmacy and exhibits on the textile industry.

COMMUNAL ENTRANCE HALL

Communal lobby, doors to

ENTRANCE HALL

Storage cupboard.

KITCHEN

2.46m x 2.38m (8' 2" x 7' 10") Newly fitted kitchen with marble effect worktop with grey gloss cupboards and drawers under, matching wall cupboards. One and a half bowl stainless steel sink with chrome mixer tap, ceramic hob with extractor over, built in eclectic oven, space for washing machine, space for fridge/freezer, Ideal Esprit Eco 2 gas central heating combi boiler.

LIVING/DINING ROOM

5.19m x 3.50m (17' 0" x 11' 7") Radiator, views overlooking the rear communal gardens, Door leading to a private balcony.



BEDROOM 1

4.08m x 2.64m (13' 5" x 8' 8") Radiator.

BEDROOM 2

2.50m x 2.24m (8' 2" x 7' 3") Radiator.

BATHROOM

2.49m x 1.66m (8' 2" x 5' 5") White three-piece suite comprising panelled bath, with shower attachment over, low level WC and pedestal wash basin, ceramic tiled walls.

OUTSIDE

Well maintained communal gardens, with one allocated parking space.

LEASE DETAILS

125 year lease commencing 1987 - 89 years remaining.

Ground rent - £60 per annum.

Service charge - The service charge is approximately £88 per month including buildings insurance.

DIRECTIONS

From Norwich City Centre follow Magdalen Street and Magdalen Road, which leads onto Constitution Hill. At the outer ring road roundabout, turn left. Follow the road passing the traffic lights and speed camera. At the next set of traffic lights turn left into Weston Road. Turn left into Dalrymple Way, take the first right into Bentley Way.

OTHER INFORMATION

Norwich City Council, St Peters Street, Norwich, NR2 1NH - Council Tax Band - A

Gas central heating.

EPC - C.

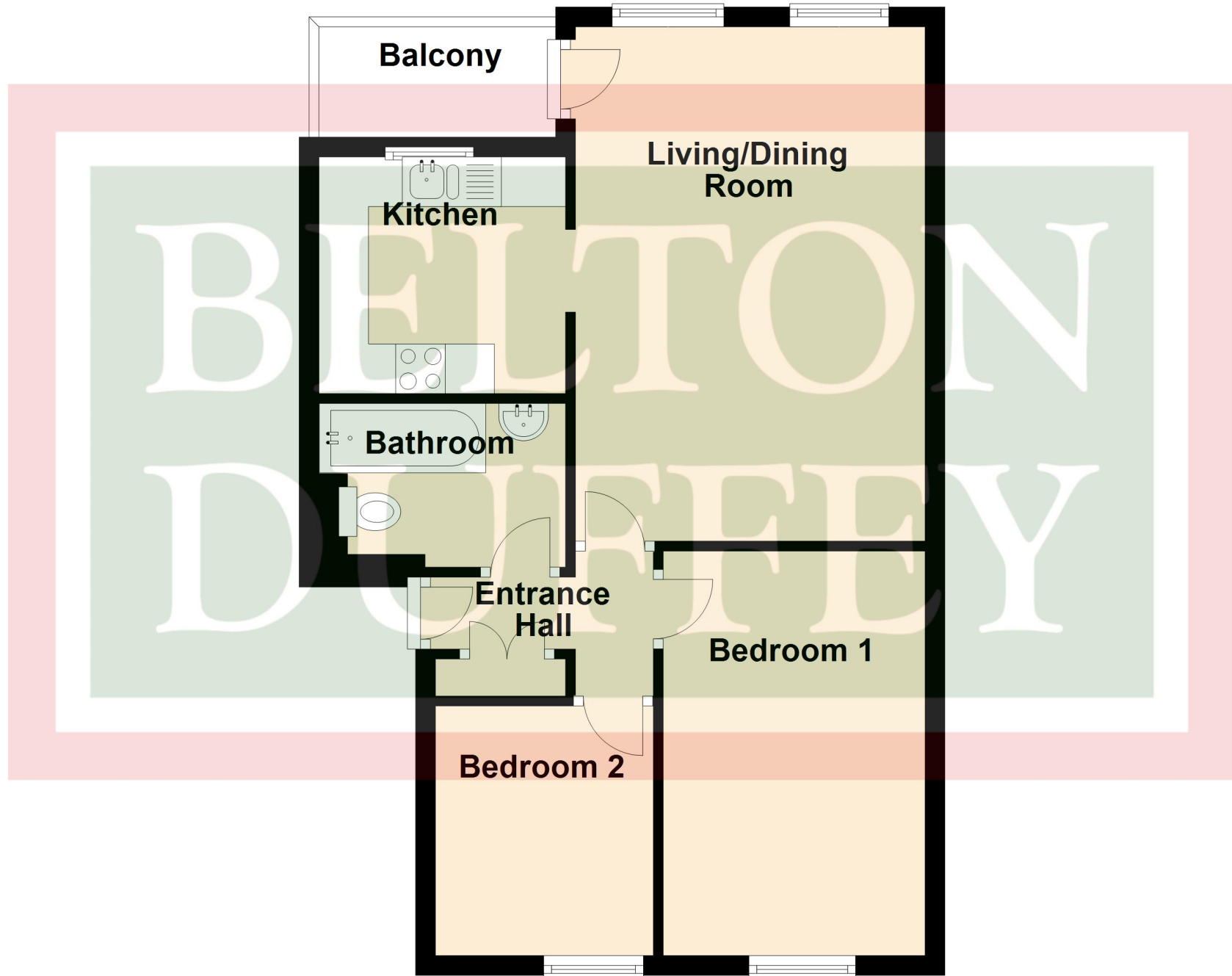
TENURE

This property is for sale Leasehold.

VIEWING

Strictly by appointment with the agent.

Ground Floor







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