



101 Knowland Grove, Norwich

In Excess of £160,000

101 Knowland Grove

Norwich

Within the vibrant community of New Costessey, in the historic city of Norwich, this top-floor apartment presents an excellent opportunity for first-time homeowners or investors seeking a well-presented home in a desirable location. Positioned for convenience and comfort, this flat has a thoughtful design, highlighting an open-plan sitting/dining room, a modern kitchen, two double bedrooms and a bathroom. Externally, you will find a balcony entrance that overlooks the communal grounds, with a bike storage unit. Don't miss the chance to acquire this flat to experience all it has to offer.

Location

New Costessey is a suburban area located to the west of Norwich, Norfolk. Known for its peaceful residential setting, it offers a mix of modern housing and green spaces. The area is well-connected to the city centre, making it convenient for commuters. It offers several local amenities including a primary school, local shops, and a popular community centre, which hosts various events and activities. For outdoor enthusiasts, there are parks and nature reserves nearby, such as the scenic Costessey Park. Additionally, there are good transport links, with regular bus services to Norwich and easy access to the A47 for those traveling by car. The area provides a calm and family-friendly environment while still offering the benefits of being close to Norwich's vibrant city life.



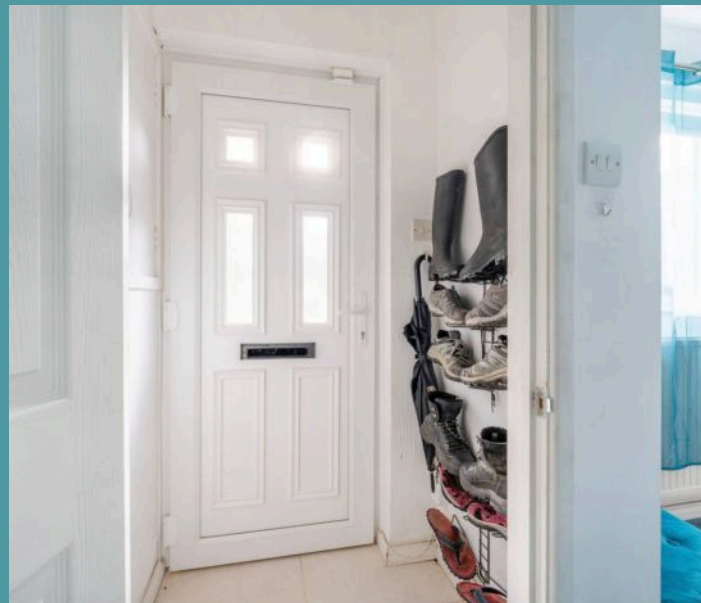
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Upon entering this top-floor flat, you are greeted by an open-plan sitting and dining room bathed in natural light, setting the stage for relaxation and entertaining. The kitchen is equipped with modern fixtures and fittings, including wall and base units, integrated appliances and storage, to be able to cook your favourite meals.

The property features two double bedrooms, each thoughtfully designed to offer relaxation and privacy. The bathroom completes the accommodation, comprises of a four piece suite, accommodating all residents.

One of the standout features of this apartment is the balcony entrance, which provides a private outdoor enclave overlooking the communal green area below. For added convenience, dedicated bike storage ensures that active residents have a secure space to store their bicycles.





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Agents notes

We understand that this property is leasehold, with approx 90 years left on the lease.

Ground rent - £10 p/a.

Maintenance fee - £300 p/a.

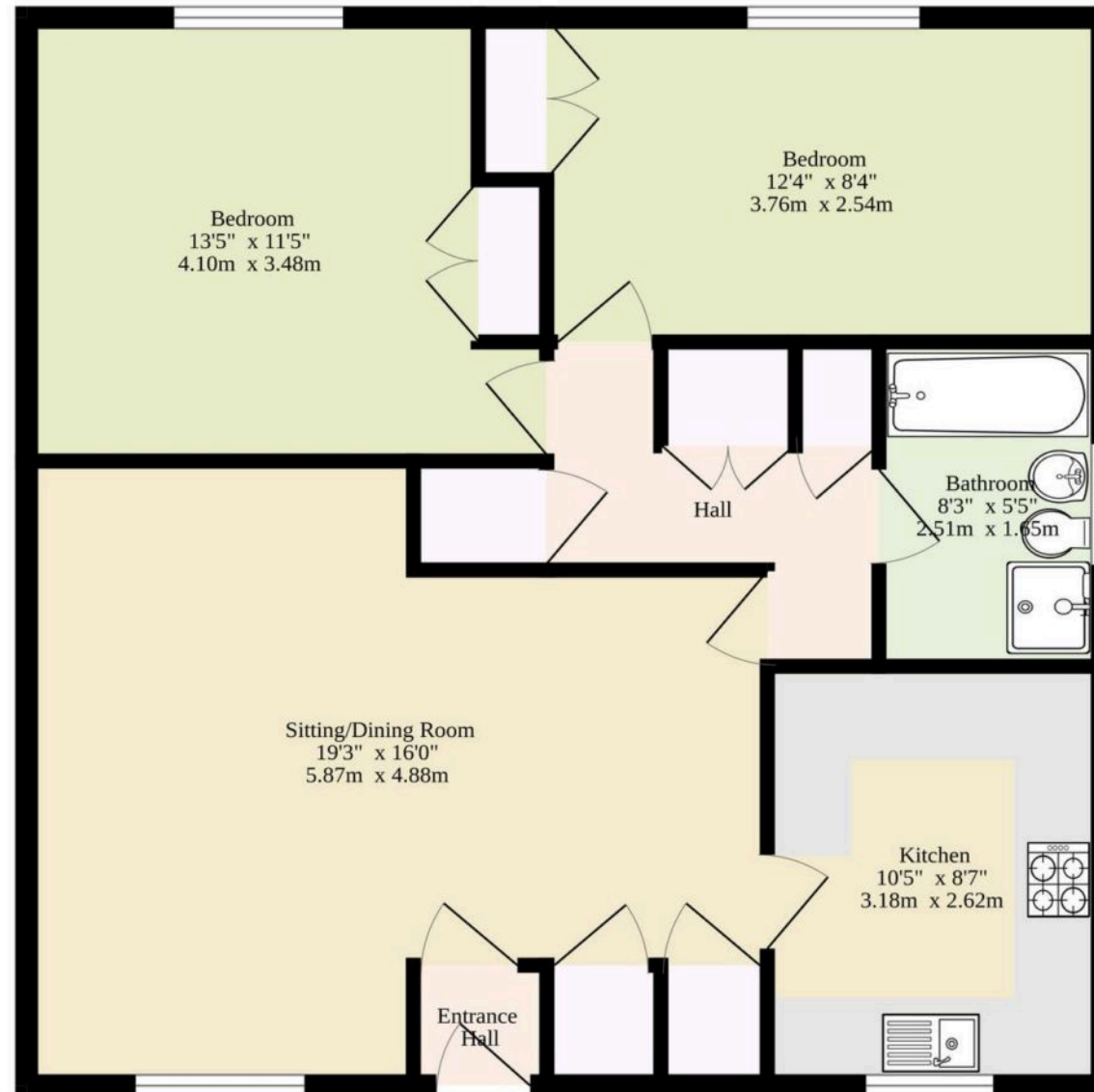
Connected to mains water, electricity, gas and drainage.

Heating system - Gas central heating.

Council tax band: A

- Top floor apartment in New Costessey within the city of Norwich
- Perfect first home or investment purchase
- Open-plan sitting/dining room inviting relaxation and entertaining
- Kitchen equipped with modern fixtures and fittings to enhance your cooking experience
- Two bedrooms and a bathroom
- Bike storage
- Balcony entrance, overlooking the communal green
- Close to local shops, transport, healthcare facilities and Gunton playing field

755 sq.ft. (70.1 sq.m.) approx.



TOTAL FLOOR AREA : 755 sq.ft. (70.1 sq.m.) approx.

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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