



85 Bahram Road, Costessey - NR8 5EY

£160,000 Leasehold

Welcome to this two-bedroom flat, offering comfort and convenience in a peaceful residential area. Featuring a bright and airy open-plan living space, it's perfect for both relaxing and entertaining. The master bedroom includes a built-in wardrobe and ensuite, while the second bedroom is spacious and versatile. A fitted kitchen, family bathroom, and allocated parking space complete the property. Located close to local amenities and excellent transport links, it's also just a short drive from the University of East Anglia and Norfolk and Norwich University Hospital, making it ideal for easy living.

Location

Bahram Road, located in Costessey, offers a peaceful residential setting with easy access to a range of local amenities. The area provides good transport links, with nearby bus routes and the A47 offering quick connections to Norwich city centre. Surrounded by green spaces and parks, residents can enjoy a quiet environment with convenient access to shops, schools, and leisure facilities. The location is ideal for those seeking proximity to both the University of East Anglia and the Norfolk and Norwich University Hospital, which are just a short drive away.



Agents notes

We understand that the property will be sold leasehold, connected to mains services water, electricity, gas and rainage.

Years left on lease- TBD

Ground rent- TBD

Maintenance fee- £710.10 (half-yearly)

Next renewal of charges- June 2025

Heating system- Gas central heating with electric hot water cylinder

Council Tax Band- B



Bahram Road, Costessey

As you step inside, the hallway greets you with convenient storage cupboards for added practicality.

The open-plan living area is designed to create a spacious and airy feel, with natural light flooding into the space.

From the lounge, you can flow into the modern fitted kitchen, which is equipped with sleek cabinetry and a tiled backsplash, creating a stylish and functional space for cooking and entertaining.

The property features two bedrooms, with the master bedroom offering a built-in wardrobe and an ensuite. The ensuite includes a shower with partially tiled walls, providing a practical and modern space. The second bedroom is well-sized and suitable for guests, a home office, or additional storage.

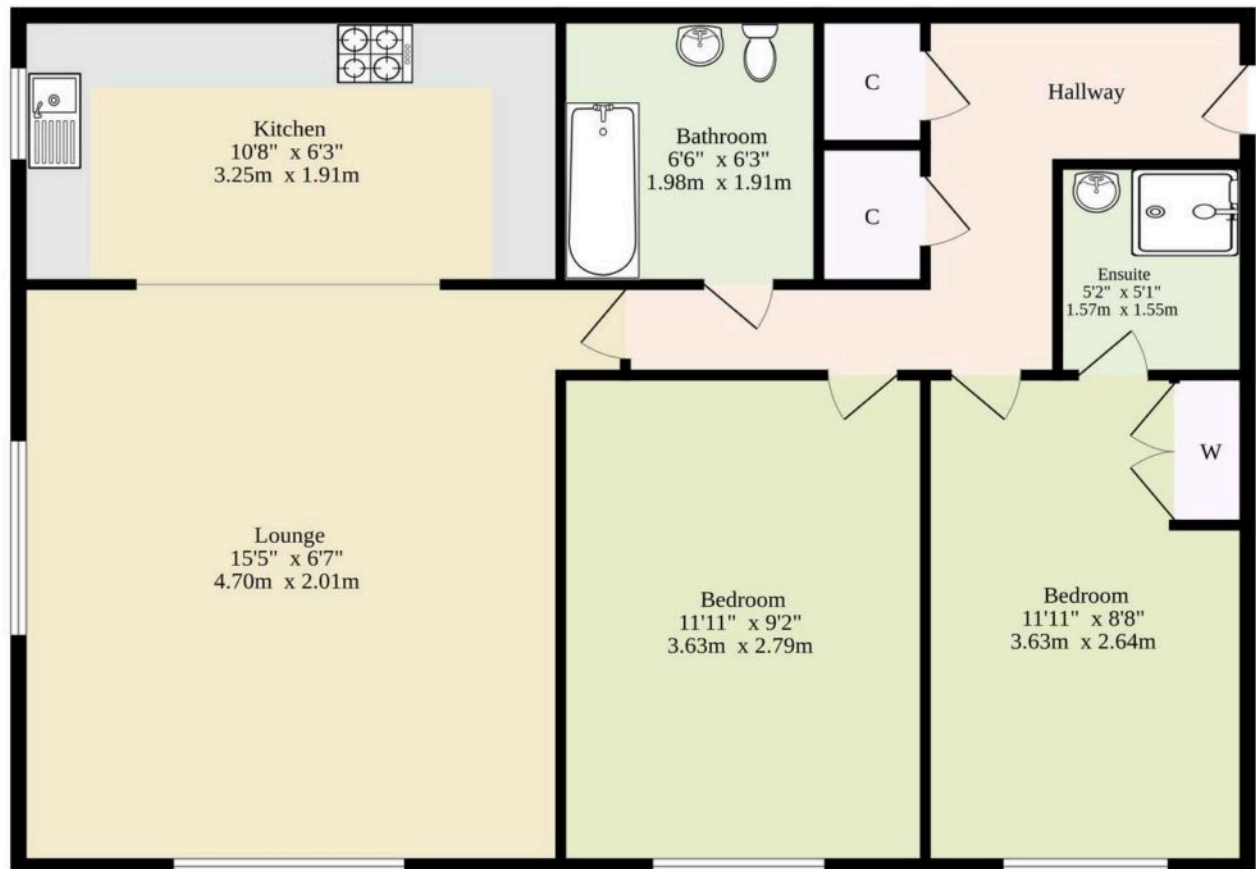
Completing the accommodation is the family bathroom, which features a bath, shower attachment, and partially tiled walls, providing a relaxing retreat for unwinding after a long day.

Double glazing throughout the property ensures a peaceful atmosphere and helps maintain a comfortable temperature year-round.

Outside, a shared driveway provides off-road parking for one vehicle, offering convenience and security.



646 sq.ft. (60.0 sq.m.) approx.



TOTAL FLOOR AREA : 646 sq.ft. (60.0 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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