





26 Lobelia Lane, Cringleford - NR4 7JU

£200,000 - £210,000 Leasehold

This charming two-bedroom flat, with no ground rent or service charge, presents a great investment opportunity and is perfect for first-time buyers. Located in a quiet area, it features a well-equipped kitchen, a spacious lounge, and a family bathroom. It also benefits from one allocated parking space and convenient access to nearby bus routes. Ideally situated for those working or studying, this property offers a calm environment while being close to essential amenities and transport links.

Minors & Brady
Estate Agents, Lettings and Property Management

Location

Lobelia Lane, Cringleford, is located in a highly sought-after village, offering a peaceful yet well-connected setting. The area features excellent local amenities, including shops, schools, and recreational facilities, making it ideal for families and professionals. With easy access to nearby bus routes and major roads, this location provides a convenient commute to the University of East Anglia (UEA), Norfolk and Norwich University Hospital (NNUH), and the City Centre. Surrounded by beautiful countryside, it provides quiet living while remaining close to essential services and transport links.







Agents notes

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

No ground rent

No service charge

980 years left on the lease

Heating system: Gas central heating

Council Tax Band: A







Lobelia Lane, cringleford

Upon entering the property, a welcoming hall provides access to the first floor, where a spacious lounge awaits, flooded with natural light through generous windows. Additional storage space is provided with a convenient cupboard, ideal for keeping the living area clutter-free.

The open-plan kitchen area is well-equipped with built-in cupboards and counter space, ensuring a functional and practical layout for everyday living.

Moving through the property, two bedrooms offer comfortable accommodation, with the master bedroom benefiting from a built-in cupboard for added storage solutions.

Completing the layout is the family bathroom, featuring a bath with an overhead shower attachment, providing a relaxing space to unwind after a long day.

Additionally, the property comes with one allocated parking space for added convenience.



Ground Floor
13 sq.ft. (1.2 sq.m.) approx.

1st Floor
550 sq.ft. (51.1 sq.m.) approx.



TOTAL FLOOR AREA : 563 sq.ft. (52.3 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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