



15 Stone Breck, Norwich

Minors & Brady

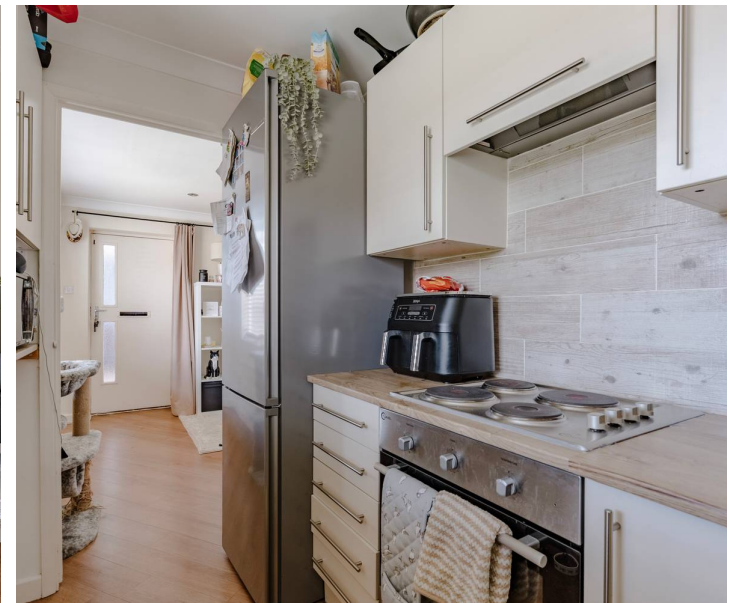


15 Stone Breck

Norwich

A fantastic opportunity for first-time buyers, investors, or those looking to downsize, this well-presented one-bedroom flat offers practical and comfortable living. The accommodation includes a spacious lounge, double bedroom, bathroom, and a modern fitted kitchen. Additional benefits include gas central heating and double glazing throughout. Outside, the property enjoys a garage, parking directly in front, and a garden area associated with the apartment. Situated within an established residential area, the property combines everyday convenience with useful outdoor space and storage.

- One bedroom apartment with well-proportioned accommodation
- Spacious lounge with room for both seating and dining furniture
- Double bedroom offering comfortable living space
- Modern fitted kitchen with space for a range of white goods
- Bathroom with bath and shower facilities
- Gas central heating throughout
- Double glazed windows for improved energy efficiency
- Garage providing useful parking or storage space
- Parking space situated directly in front of the garage
- Garden area associated with the apartment







Stone Breck, Norwich

This one-bedroom flat offers well-proportioned accommodation, making it an ideal first purchase or investment opportunity. The property comprises a lounge, double bedroom, bathroom, and a modern fitted kitchen with space for white goods.

Further benefits include gas central heating and double glazing throughout.

The layout provides practical and comfortable living space, with the double bedroom offering good room proportions and the lounge providing space for both relaxation and dining.

The kitchen is fitted with a range of units and includes space for white goods, creating a functional space for everyday use.

Outside, the property benefits from a garage and a parking space directly in front of the garage, providing convenient off-road parking. There is also a garden area associated with the apartment, offering additional outdoor space.

Situated in an established residential area, this flat presents an excellent opportunity for first-time buyers, downsizers, or investors seeking a straightforward and well-maintained property with the added benefits of parking, a garage, and outdoor space.

Agent's Note

This property is being sold leasehold with approximately **956 years remaining** on the lease.

Ground Rent: £179 per quarter (£716 per annum)

Maintenance Charge: £719 per annum

The property is connected to **mains water, electricity, gas and drainage.**



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Approx. 35.0 sq. metres (376.6 sq. feet)

The floor plan shows a 1-bedroom apartment with the following layout:

- Lounge:** 4.47m x 3.04m (14'8" x 10'). A large open area with a fireplace on the left wall and a door leading to the kitchen.
- Bedroom:** 3.84m x 2.74m (12'7" x 9'). A large room with a bay window and a door leading to the bathroom.
- Kitchen:** 1.83m x 2.67m (6' x 8'9"). A compact kitchen with a stove, sink, and refrigerator.
- Bathroom:** 1.83m x 1.62m (6' x 5'4"). A small bathroom with a toilet, sink, and bathtub.

The apartment also features a central heating system with radiators in the lounge and bedroom, and a storage area under the stairs.

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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