

Heritage Homes

SALES | LETTINGS

Features

- Two Bedrooms
- Ground Floor
- Over 55's Only
- Gas Central Heating
- Chain Free

Tenure

Leasehold



£180,000

3 Osprey Loke, Norwich, Norfolk, NR7 8FB

OVER 55's ONLY: Situated in the north area of the city on a development of just 8 dwellings is this immaculately presented ground floor leasehold flat which has a 125 year lease from 2004. The property offers two bedrooms, shower room, sitting room and fitted kitchen. There is gas central heating and UPVC double glazing. The property comes with an allocated parking space and well tended communal garden. Immediately outside the development is a bus stop and a few shops which are under 200 metres from the entrance which includes a Tesco express.



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Property Description

Entrance Hall

Access to storage cupboard, entry system, laminated flooring, airing cupboard and doors to all rooms.

Lounge

uPVC double glazed window to the side aspect, wood effect laminated flooring, wall mounted radiator, power points, coved ceiling and television point.

Kitchen

Tiled flooring, coved ceiling, power points, stainless steel sink with swan neck tap over and drainer unit, integral fridge/freezer and washing machine, uPVC double glazed window to the side aspect, cupboard housing wall mounted boiler, four ring gas hob, electric oven, range of wall and base units with roll top work surfaces.



Bedroom 1

uPVC double glazed window to the rear aspect, wood effect laminated flooring, power points, wall mounted radiator, coved ceiling and built in double wardrobe.

Bedroom 2

uPVC double glazed window to the rear aspect, wood effect laminated flooring, power points, wall mounted radiator and coved ceiling.



Bathroom

Three piece comprising of low level WC, pedestal hand wash basin, wall mounted radiator, enclosed shower with attachment over, fully tiled walls and floor.

Outside

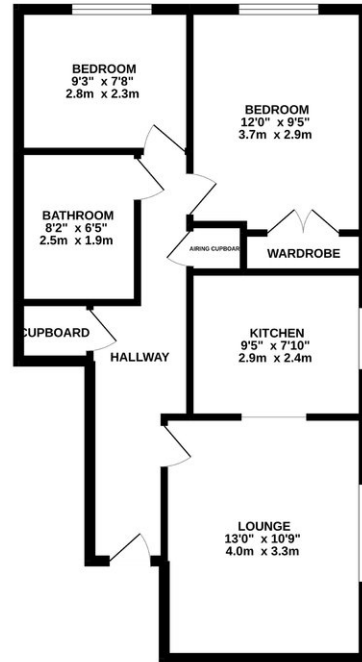
Within the development is a marked allocated parking space and visitors parking within the vicinity. Side access leads around to a well tended communal garden

Other Information

The lease is a 125 year which was from 2004 with The ground rent, service charge and buildings insurance currently (2021) coming to an estimated £850 P.A.

Floorplan

GROUND FLOOR



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 here are not been tested and no guarantee as to their operability or efficiency can be given.
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EPC

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) A			
(81-91) B			
(69-80) C		79	79
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			