



**Unthank Road**  
**Norwich, Norfolk NR2 2PB**  
**Guide Price £230,000**

**claxtonbird**  
residential

## Unthank Road, Norwich, Norfolk NR2 2PB

ClaxtonBird are pleased to present this generously sized two-bedroom second-floor apartment, beautifully converted from a charming historic Victorian house. Situated in the highly desirable Golden Triangle area of Norwich, you'll enjoy the convenience of being just a short stroll from the City Centre, Chapelfield Gardens, and an array of vibrant local amenities on Unthank Road. The apartment features a secure telecom entry system, gas central heating, and mostly double-glazed windows, ensuring a warm and inviting atmosphere. The spacious layout includes an entrance hall, a bright sitting/dining room, and a well-proportioned fitted kitchen, master bedroom complete with en-suite, as well as a second bedroom and a modern shower room. Nestled within beautifully maintained communal gardens, this property offers a wonderful retreat from the hustle and bustle of city living. Early viewing is highly recommended.

### Communal Entrance Hall

Secure telecom entry system and stairs to the floor.

### Private Entrance Hall

Entrance door, large storage cupboard housing the central heating boiler, and stairs to the main accommodation.

### Sitting Room 20'8" max x 13'10" max (6.30 max x 4.24 max)

Two upvc double glazed windows to front aspect, decorative fireplace and radiator.

### Master Bedroom 17'10" max x 13'11" max (5.45 max x 4.25 max)

Large sash window to side aspect, loft access, radiator and door to en-suite.

### En Suite Bathroom

Suite comprising panel bath with shower screen and inset shower, wash hand basin set in vanity unit, low level WC, part tiled walls, radiator and Velux window to side aspect.

### Bedroom 15'0" max x 7'4" max (4.59 max x 2.26 max)

Velux window to front aspect, upvc double glazed window to front aspect, and radiator.

### Kitchen 7'9" x 6'11" max (2.37 x 2.13 max)

Fitted kitchen comprising wall and base units with work surface over, ceramic sink with mixer tap, built-in oven with hob and extractor over, plumbing for washing machine, space for fridge freezer, tiled splashbacks, wood effect floor and upvc double glazed window to side aspect.

### Outside

Set within communal gardens with inset trees and residents' on street permit parking available nearby. The building itself is approached through a walled front garden with steps leading into the communal entrance hall.

### Agents Note

Council Tax Band A

The vendor has informed us of the following information:

Lease Length - 125 years

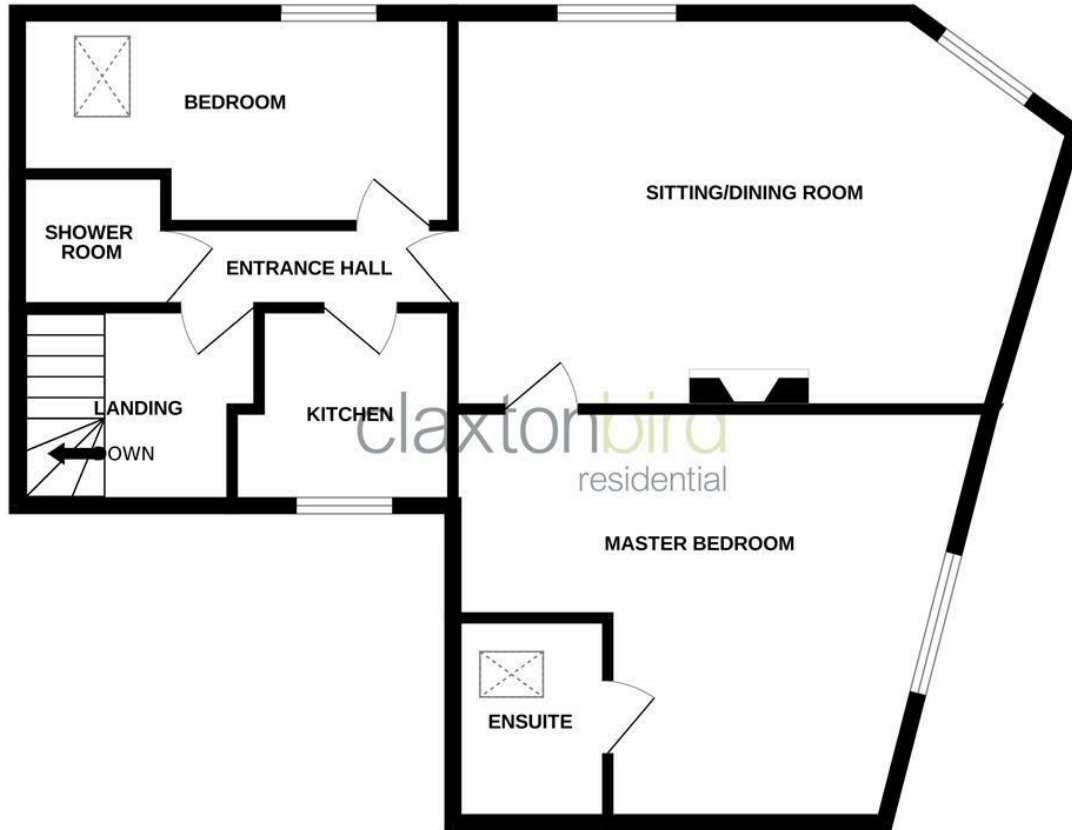
Lease Remaining - 106 years

Ground Rent - £150 pa

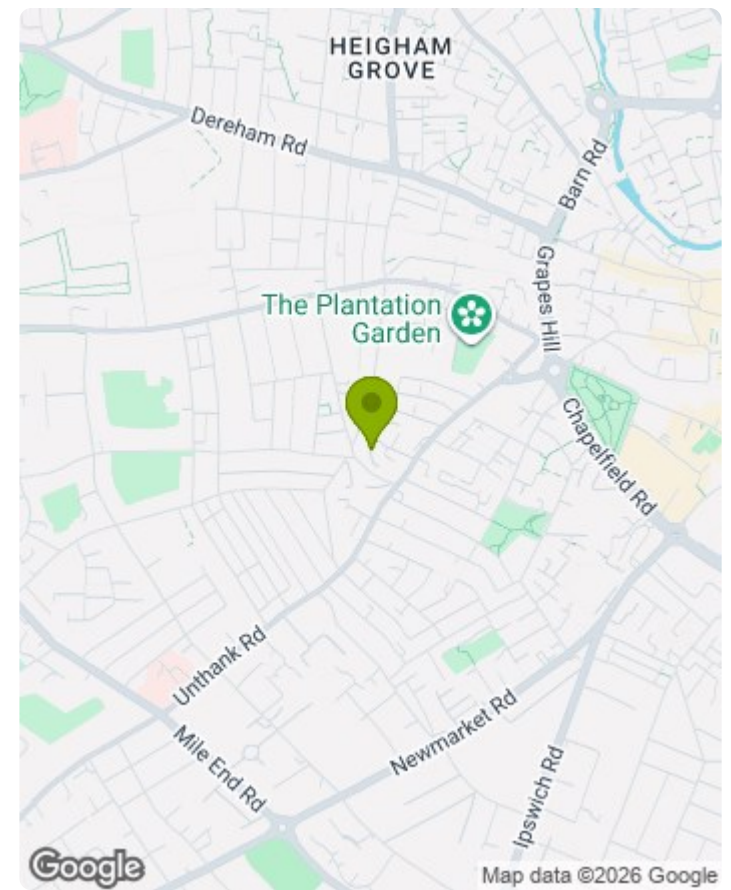
Service Charge - £75 pcm



# 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 have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		61	61
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

- MONEY LAUNDERING REGULATIONS:** Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
- General:** While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
- Measurements:** These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
- Services:** Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
- THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER CLAXTONBIRD LIMITED NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATSOEVER IN RELATION TO THIS PROPERTY.**

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