



Stylish Golden Triangle Apartment!

Earlham Road | Norwich | NR2 3HB |

£140,000

Be quick to view this well presented first floor apartment, located on Earlham Road. With a shared freehold, allocated parking, a communal garden & low running costs, this is a very attractive proposition indeed!



Earlham Road

Norwich | NR2 3HB |

Be quick to view this well presented first floor apartment, located on Earlham Road. With a long lease, allocated parking, a communal garden & low running costs, this is a very attractive proposition indeed!

Accommodation Comprises...

External stairs to private entrance

Entrance Hall

Radiator, doors to:

Open Plan Living Room Kitchen 13'2 x 19'7max x 15'3min (4.01m x 5.96m x 4.64m)

Sash window to front aspect, radiator, wood effect flooring, kitchen area with a fitted range of base, wall and drawer units, roll edge work surfaces, sink and drainer, integrated oven and hob, extractor over, space for washing dryer and fridge, wall mounted gas central heating boiler (installed Oct 2015)

Bedroom 13'2 x 12'5max x 8'2min (4.01m x 3.78m x 2.48m)

Sash window to rear aspect, radiator.

Shower Room 5'10 x 5'5 (1.77m x 1.65m)

A recently installed white three piece suite comprising of shower cubicle, low level wc, wash hand basin, window to front aspect, radiator.





Outside

Communal Garden

Accessed via coded locked gate, shared between four apartments.

Off Street parking

Single allocated space.

Directions

Leave Norwich City Centre via Earlham Road, the property can be found on the left hand side straight after the turning into Havelock Road.

Location

The popular area of **The Golden Triangle**, which is within half a mile of the centre of Norwich, the cathedral city and regional centre of East Anglia. The city boasts a lively night life, cultural and social activities as well as good shopping and an historic centre. From Norwich there is a half hourly main line rail service to London Liverpool Street with a fastest journey time of one hour and forty minutes. Schools for all age groups, local shopping facilities, the Chapelfield shopping centre, the Roman Catholic cathedral, public houses and parks are all within easy reach.





TOTAL APPROX. FLOOR AREA 466 SQ.FT. (43.3 SQ.M.)

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale
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Energy Performance Certificate

Barlham Road, NORWICH, NR2 5HX

SAP
Standard Assessment Procedure

Dwelling type: Top floor flat Reference number: 8136-6628-4550-1924-6902
 Date of assessment: 04 August 2016 Type of assessment: RUSAP, existing dwelling
 Date of certificate: 04 August 2016 Total floor area: 43.3*

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 1,332
Over 3 years you could save:	£ 387

	Current costs	Potential costs	Potential future savings
Lighting	£ 108 over 3 years	£ 108 over 3 years	
Heating	£ 1,026 over 3 years	£ 650 over 3 years	You could save £ 387 over 3 years
Hot Water	£ 284 over 3 years	£ 207 over 3 years	
Totals	£ 1,332	£ 965	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by anaerobic digestion.

Energy Efficiency Rating

Current	Potential
D	B

Win energy efficient & award-winning coats
 (10-15%) A
 (15-20%) B
 (20-25%) C
 (25-30%) D
 (30-35%) E
 (35-40%) F
 (40-45%) G
 (45-50%) H
 (50-55%) I
 (55-60%) J
 (60-65%) K
 (65-70%) L
 (70-75%) M
 (75-80%) N
 (80-85%) O
 (85-90%) P
 (90-95%) Q
 (95-100%) R

The graph shows the current energy efficiency of your home.
 The higher the rating the lower your fuel bills are likely to be.
 The potential rating shows the effect of undertaking the recommended actions on page 3.
 The average energy efficiency rating for a dwelling in England and Wales is band D (rating 69).

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1. Internal or external wall insulation	£4,000 - £14,000	£ 563	✓
2. Replace single glazed windows with low-E double glazed windows	£2,300 - £8,600	£ 163	✓

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/save-energy or call 0300 423 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.

propertyladder

40 Exchange Street, Norwich, Norfolk, NR2 1AX

T 01603 666006

propertyladderonline.com

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P525 Ravensworth 01670 713330

