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Benjamin Gooch Way, Norwich, NR2

A Stylish Ground Floor Mezzanine Apartment With No Onward Chain!

GUIDE PRICE £200,000 leasehold 113 Years



BRITISH
PROPERTY
AWARDS

2023 & 2024

★★★★★

GOLD WINNER

ESTATE AGENT
IN NORWICH
(NR10-16)

MEZZANINE MAGIC MINUTES FROM CENTRE!

Sold with no onward chain, this extremely well presented one bedroom mezzanine style flat proves an ideal first home in a secure gated development, whilst only walking distance to the city centre!

Situated on the ground floor, the property offers modern open plan living accommodation, combining the sitting and dining area with a well-appointed kitchen. A staircase leads to the impressive mezzanine bedroom, which features a galleried aspect overlooking the living space, along with an en-suite shower room and a large walk in wardrobe. Two large windows, together with French doors, flood the living space with natural light and create a bright, airy atmosphere.



“A staircase leads to the impressive mezzanine bedroom, which features a galleried aspect overlooking the living space”



Overview

- Ground Floor Mezzanine Style Flat
- One Double Bedroom
- No Onward Chain
- Open Plan Kitchen/Living Arrangements
- Allocated Secure Parking
- Walk In Wardrobe
- First Floor En-Suite Shower Room
- Ideal First Home In Centre Of Norwich





Location

Benjamin Gooch Way in Norwich is part of the redevelopment of the former Norfolk & Norwich Hospital site, named after Benjamin Gooch, one of the hospital's founders. The development comprises of modern flats and houses, built predominantly after 1980, integrating residential accommodation with well-tended communal grounds and allocated parking. Its convenient location gives residents easy walking access to the city centre and quick links to major roads such as Newmarket Road, making it appealing for those seeking a balance between urban amenities and a more secluded, gated residential environment.



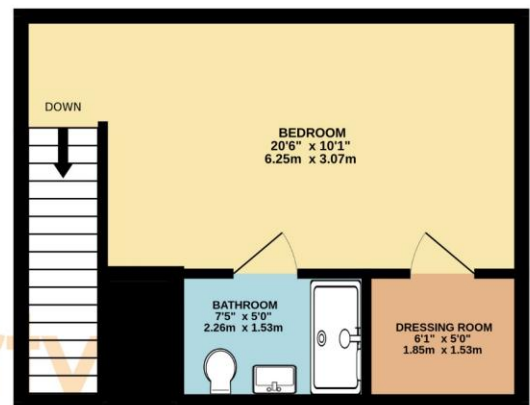
Outside

Outside, the property benefits from an allocated parking space within the secure gated grounds.

GROUND FLOOR
454 sq.ft. (42.2 sq.m.) approx.



1ST FLOOR
280 sq.ft. (26.0 sq.m.) approx.



TOTAL FLOOR AREA : 734 sq.ft. (68.2 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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FULL EPC AVAILABLE UPON REQUEST

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX BAND: A

LOCAL AUTHORITY: NORWICH CITY COUNCIL

SERVICES CONNECTED: MAINS WATER, MAIN DRAINS, MAINS ELECTRICITY, GAS CENTRAL HEATING

Selling your home?

If you are considering selling your home, please contact us for your no obligation free market appraisal.

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