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## Trafalgar Street, Norwich, NR1 3HW

A top floor, two-bedroom flat with its own private balcony & sold with no onward chain!

**£175,000**



# Trafalgar Street, Norwich, NR1 3HW

A generously sized, south city apartment offered with no chain!

## Overview

- Top Floor Apartment
- Two Double Bedrooms
- Private Balcony
- No Onward Chain
- Modern Kitchen & Recently Replaced Boiler
- Spacious Living Room
- Communal Gardens & Private Storage Shed
- Gas Central Heating & Double Glazing



**“An ideal first time buy or investment with low annual service charges and long remaining lease of 119 years”**

BALCONY LIFE! Sold with no onward chain, be quick to view this immaculate top floor apartment offering two double bedrooms, private balcony, modern kitchen and communal gardens whilst only being a short walk to Norwich City Centre & a range of nearby amenities!

Offering peaceful surroundings from the balcony, this south city apartment offers well-proportioned sized rooms and is presented in immaculate condition with a recently renovated kitchen. This smart NR1 property comprises of an entrance hall, family bathroom, two double bedrooms, spacious living room, private balcony and modern kitchen.



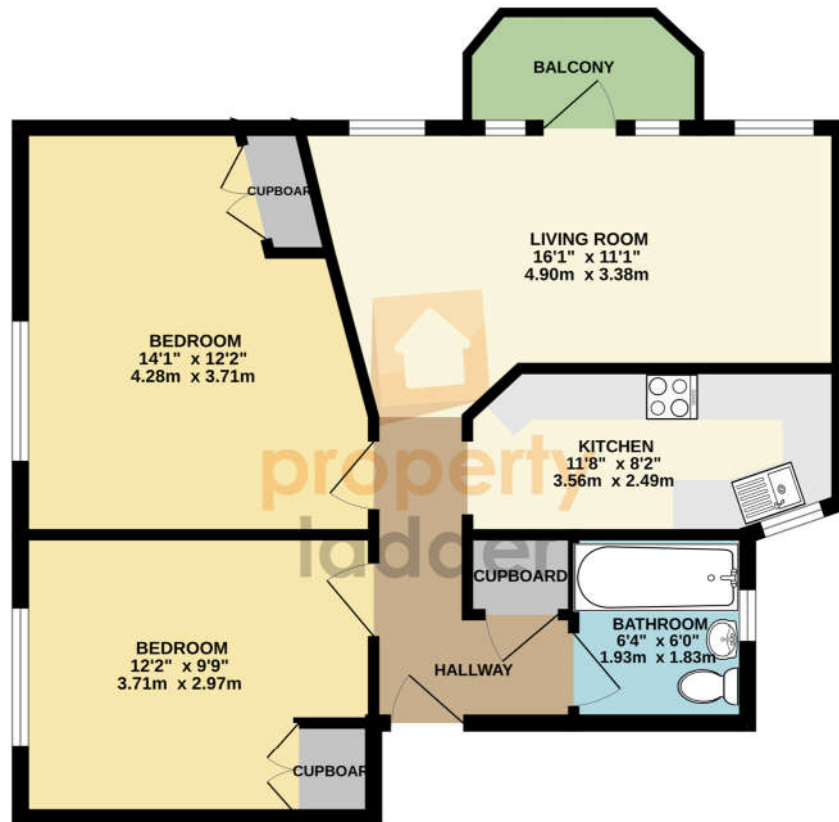
## Location

The property is situated on the edge of the city Centre. Norwich City Centre is close by with its vibrant business and arts community and also the regional shopping Centre. The prominent market stands in the Centre of the city, nearly in the shadow of the castle, and nearby is the library which is in the Forum. Norwich Cathedral is situated in The Close on the edge of the river and there is a wide variety of bars, restaurants and leisure pursuits available within the city and a number of schools in both the state and private sector.



**The property benefits from a communal garden and has an additional storage shed in the communal corridors. Nearby permit parking is available.**

GROUND FLOOR  
597 sq.ft. (55.5 sq.m.) approx.



TOTAL FLOOR AREA : 597 sq.ft. (55.5 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70   C	74   C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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