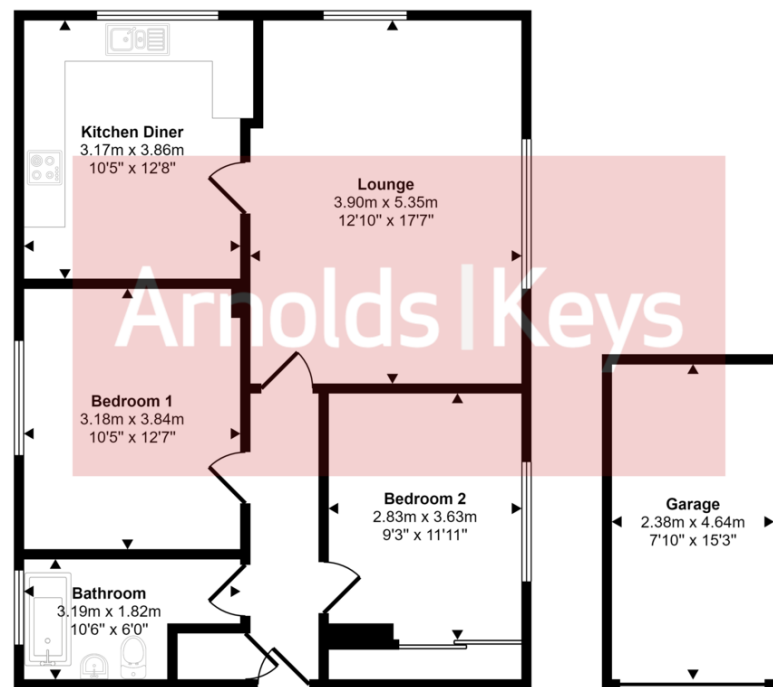




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Approx Gross Internal Area  
82 sq m / 884 sq ft



Floorplan  
Approx 71 sq m / 765 sq ft

Garage  
Approx 11 sq m / 119 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Arnolds Keys refer sellers and buyers to various trusted firms for services associated with the home move process, for which in some cases a referral fee is paid to Arnolds Keys by the service provider. It is your decision whether you choose to deal with those firms. Arnolds Keys from time to time, recommends conveyancing services. Should you decide to use them we could receive a referral fee of up to £210. Arnolds Keys recommend Mortgage Advice Bureau (MAB) to sellers and buyer for mortgage advice. Should you decide to use MAB we would receive a referral fee of £250. Arnolds Keys recommend Hadley and Ottaway (H&O) for removal services. Should you decide to use H&O we would receive a referral fee of 10% of the net final invoice.

city@arnoldskays.com  
01603 620551

County 01263 738444  
City 01603 620551  
Coastal 01263 822373

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and whilst every care has been taken to ensure their accuracy, they should not be relied upon, and potential buyers are advised to recheck the measurements.



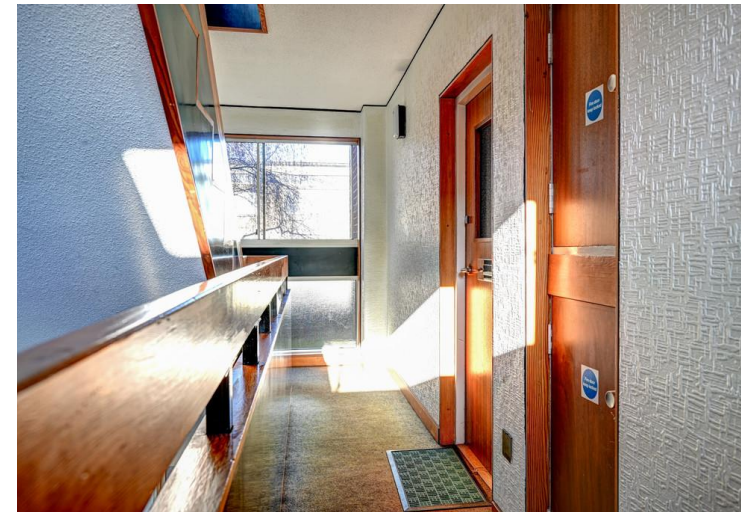
## Flat 10 Marlborough House, Grove Road, Norwich, NR1 3RQ

**£185,000**

- First Floor Apartment
- Two Double Bedrooms
- Garage
- No Onward Chain
- Close to City centre

A first floor apartment, within walking distance of the city centre, with two double bedrooms and a garage. The property offers well presented accommodation including hall, lounge/diner, kitchen/breakfast room and bathroom. Electric heating and double glazed windows. NO ONWARD CHAIN.

arnoldskays.com | 01603 620551



## Property Description

**COMMUNAL ENTRANCE HALL**  
Security entry intercom system. Stairs to first floor.

**ENTRANCE HALL**  
Security entry phone. Modern electric radiator. Built-in airing cupboard with hot water cylinder. Coving.

**LOUNGE/DINER**  
Two modern electric radiators. Coving. UPVC double glazed windows to easterly and southerly aspects.

**KITCHEN/BREAKFAST ROOM**  
Worktops with cupboards and drawers below and an inset stainless steel two and a half bowl sink with mixer tap. Tiled splashbacks. Built-in electric oven and grill. Inset four ring electric hob with stainless steel splashback and a stainless steel extractor above. Utility space below worktop with plumbing for washing machine. Space for fridge/freezer. Wall mounted electric heater. Coving. UPVC double glazed window to easterly aspect.

**BEDROOM 1**  
Wall mounted electric heater. Coving. UPVC double glazed window.

**BEDROOM 2**  
Wall mounted electric heater. Built-in double wardrobe with two sliding mirrored doors. UPVC double glazed window to southerly aspect.

**BATHROOM**  
Tiled walls and a white suite comprising panelled bath with an electric shower unit above, pedestal wash basin and WC. Electric heated towel radiator. Shaver Point. Extractor. Coving. UPVC double glazed window.

**OUTSIDE**  
There are communal gardens to the front and side of Marlborough House and an integral single garage with up-and-over door.

**AGENTS NOTES**  
Leasehold - the lease is for a term of 149 years from 7th February 2007  
The Service Charge for the period 24.06.22 to 28.09.22 was £371.74 equating to £1,486.96 per annum  
The Ground Rent is £100 per annum for the first 33 years of the lease and then doubling for each subsequent 33 year period for the remainder of the lease  
Council Tax Band B - Norwich City Council