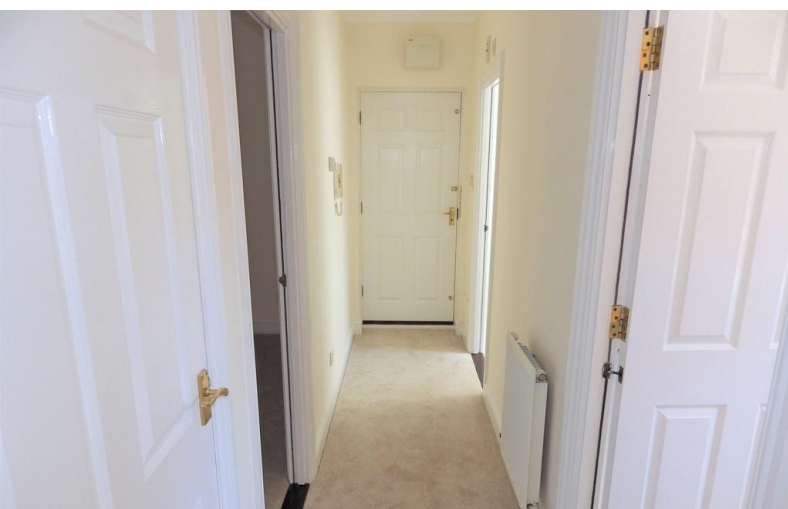


**FOR SALE**



**Indigo Yard, Norwich, NR3 3QZ**

**1 Bedroom, 1 Bathroom, Apartment**

**Guide Price £149,5500 - Freehold**

  
**MARTIN&CO**



- Sash Style Wooden Double Glazing
- Allocated Parking Space
- Lease 100 Years Remaining
- Suit Investor or First Time Buyer
- Two Purchase Options:
- Vacant Possession
- OR
- Tenant In Situ
- EPC Rating: C
- Council Tax Band: B

If you are looking for a first step on the property ladder, this modern one bedroom apartment with allocated parking could be perfect for you! Also any investor who wants a tenanted investment needs to talk to us about this apartment - comprising entrance hall, lounge/diner, kitchen, bedroom and bathroom, available with **VACANT POSSESSION** or with **TENANT IN SITU** depending on buyers requirements

**ACCOMMODATION COMPRISES:** Front door opening to:

**ENTRANCE HALL:** 14' 9" x 3' 3" (4.504m x .998m) Radiator

**LOUNGE/DINER:** 21' 1" x 8' 1" (6.441m x 2.469m) Double glazing and radiator.

**KITCHEN:** 9' 6" x 6' 10" (2.913m x 2.095m) Range of wall and base units with worktop, tiled splashback and inset stainless steel 1.5 bowl sink

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



with drainer and mixer tap. Double oven, gas hob and extractor over. Space/plumbing for washing machine and fridge/freezer. Vinyl flooring. Double glazed window. Wall mounted gas fired boiler.

**BEDROOM:** 14' 0" x 10' 4" (4.280m x 3.152m)  
Double glazed window and radiator.

**BATHROOM:** 6' 9" x 6' 1" (2.060m x 1.870m) Bath with mixer tap/shower attachment and glass screen. Low level WC and wash basin with pedestal. Vinyl flooring. Double glazed window.

**OUTSIDE:** Allocated parking space.

#### **ADDITIONAL INFORMATION:**

Council Tax Band: B

Local Authority: Norwich City Council

Mains water, drains, gas and electricity connected

**Vacant Possession after annuary 2025**

**OR Purchase with tenant in situ**

New boiler November 2020 + 5 year warranty

LEASEHOLD: 100 years remaining

Service Charge: £1535 per annum (includes provision for repainting outside every few years).

Ground Rent: £0

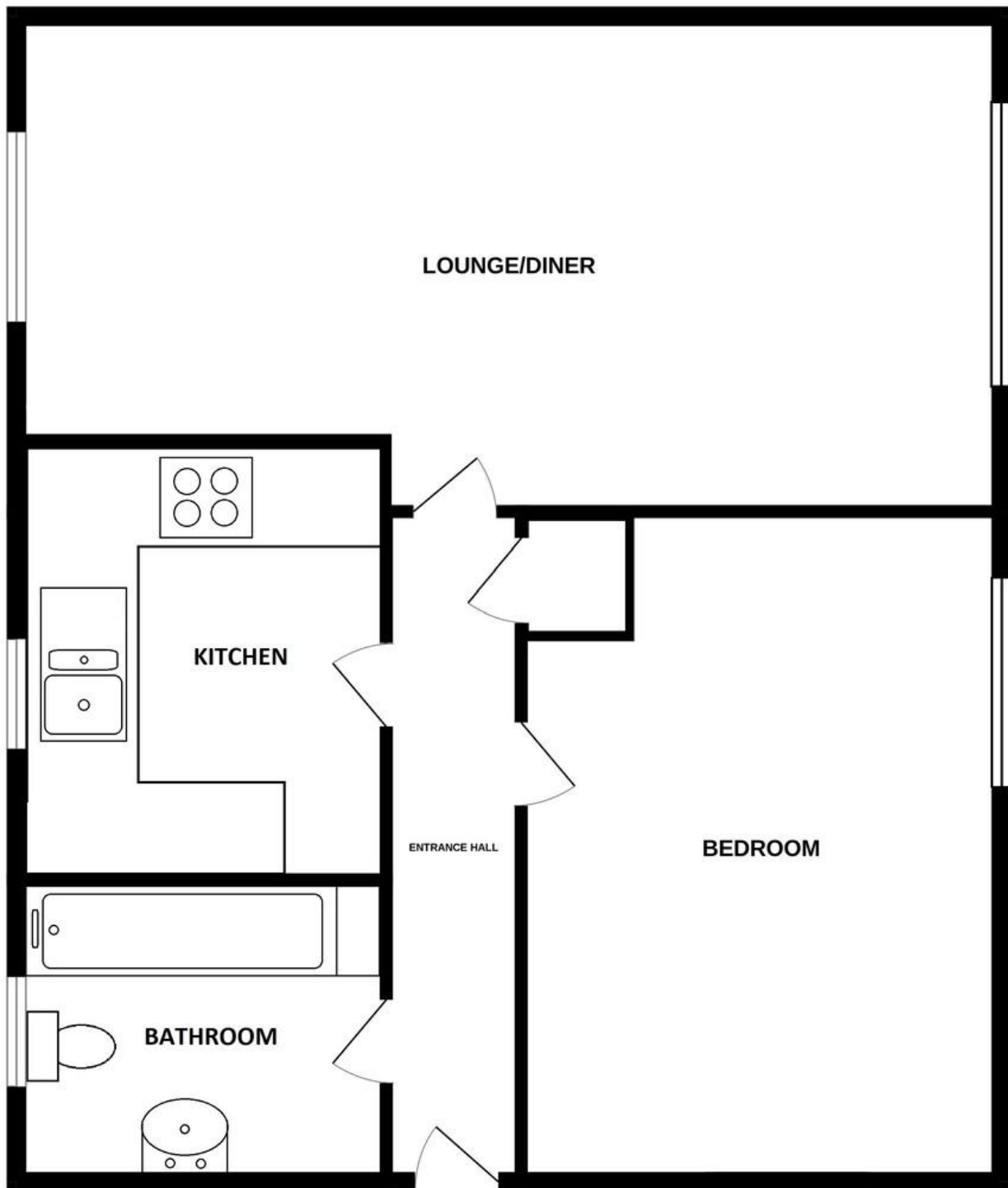
**VIEWING ARRANGEMENTS:** Strictly by appointment via the selling agents, Martin & Co. Tel: 01284 701511

**LOCATION:** Norwich offers a wealth of history and culture combining a perfect blend of both old and new. With a lively and vibrant nightlife with its diverse range of bars, cafes, clubs and restaurants. Shops in abundance throughout the City including Norwich Lanes with its many independent and unique businesses. Boasting two cathedrals as well as Norwich castle it was voted in the top 10 poll of the happiest places to live in Britain. Norwich offers access to all the major rail links and Norwich International Airport and is located approximately 40 minutes from the delightful North Norfolk coastline.

**ENERGY PERFORMANCE RATING:** C A full copy of the report can be obtained from the Sales Agent or from:

<https://find-energycertificate.digital.communities.gov.uk/>





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**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

