



101 Greyfriars Road, Norwich, NR1 1PR

Guide price £272,500

Quality without Compromise This two bedroom, two bathroom apartment is set within the prestigious Conisford Court development. The property also comes with one allocated parking space.

DETAILED SPECIFICATION

- Contemporary British-made bespoke kitchen units, with soft closing gloss finish cupboards and drawers in a contemporary cashmere palette.
- Hard-wearing worktops with full-height coloured toughened glass upstand to hob and matching surface splash-backs.
 - Stylish Italian porcelain plank-style floor tiling throughout, with luxury carpets to bedrooms.
- Solid oak and oak veneer internal doors, with concealed expanding fire seals and brushed-chrome door furniture.
 - Coran shower pivot glass door with resin shower tray and thermostatically-controlled shower controls.
 - Comfort cooling and mechanical ventilation with allergy filters and heat-recovery.
- Thermostatically-controlled, super-conductive underfloor heating extending throughout each apartment.
 - Ceilings, walls, skirting and architraves finished in modern durable matt and eggshell emulsion.



Living/Kitchen/Diner 20'2" x 15'0" (6.15m x 4.59m)

Master Bedroom 12'3" x 12'4" (3.75m x 3.77m)

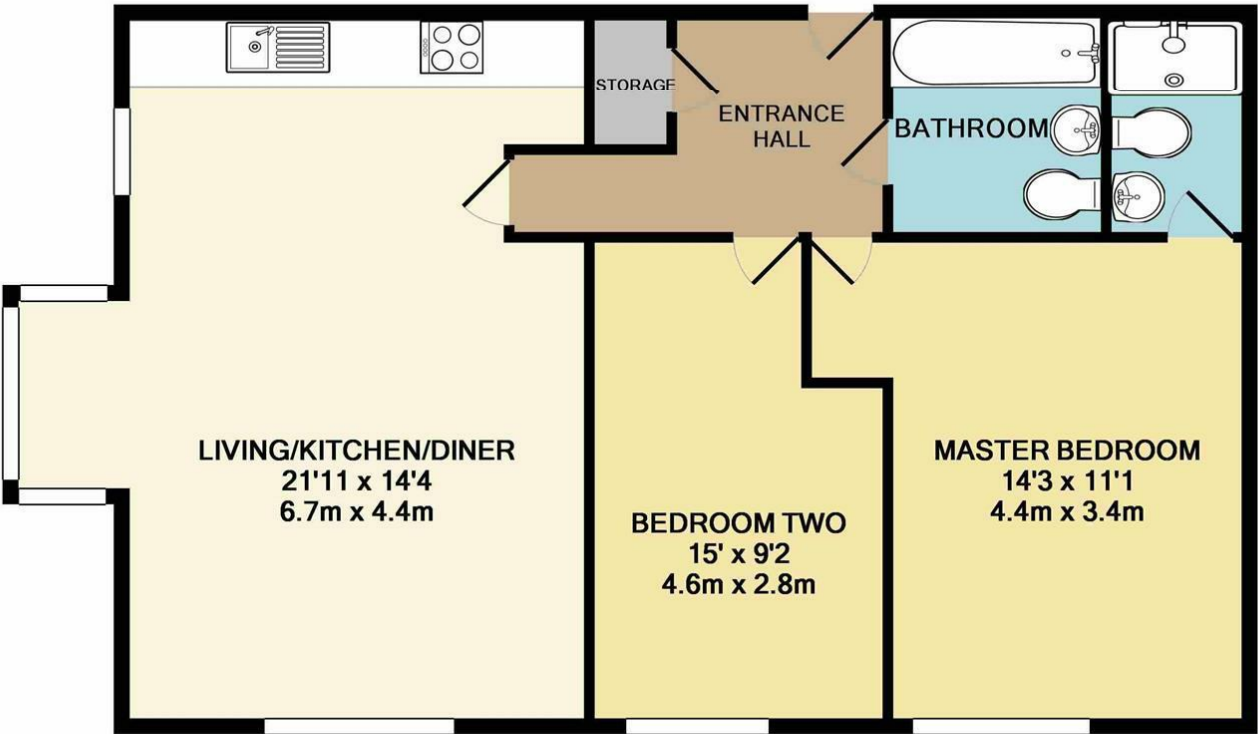
Three-Piece En-Suite

Bedroom Two 12'2" x 8'11" (3.72m x 2.74m)

Three-Piece Bathroom



Floor Plan



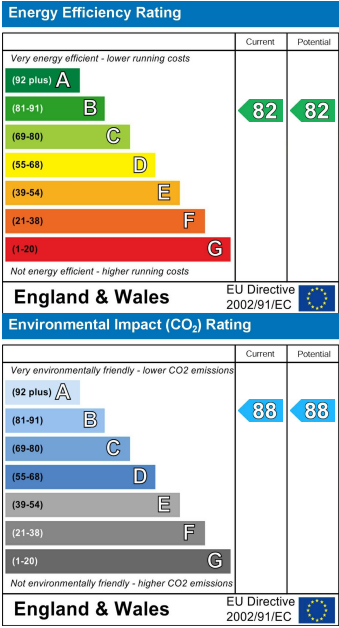
TOTAL APPROX. FLOOR AREA 780 SQ.FT. (72.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Area Map



Energy Efficiency Graph



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