



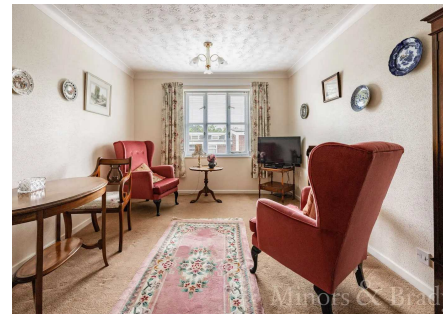
11 Bridge Broad Close, Wroxham - NR12 8SX

£150,000

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

Introducing this bright and airy 2-bedroom apartment, designed to provide comfort and convenience in a peaceful setting. Located in the sought-after village of Wroxham, this property offers a welcoming entrance hall that leads you into the heart of the home.



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Wroxham, located in the heart of the Norfolk Broads in Norfolk, is a charming village known as the gateway to the Broads National Park. Nestled on the banks of the picturesque River Bure, Wroxham offers a delightful blend of natural beauty, tranquil waterways, and a vibrant boating community. As you wander through the village, you'll be captivated by its idyllic setting and quaint atmosphere. Wroxham is renowned for its boating heritage and is often referred to as the "Capital of the Norfolk Broads." Visitors can hire a boat or join a guided tour to explore the extensive network of waterways, dotted with picturesque windmills, lush reed beds, and abundant wildlife. It's a paradise for nature lovers, birdwatchers, and those seeking a peaceful escape in nature. Wroxham is also home to the iconic Wroxham Bridge, a famous landmark that spans the River Bure. This historic bridge is a popular spot for watching boats pass by and offers scenic views of the surrounding area. The village itself is brimming with traditional cottages, charming shops, and riverside cafes, where you can enjoy a leisurely meal or sample local delicacies.

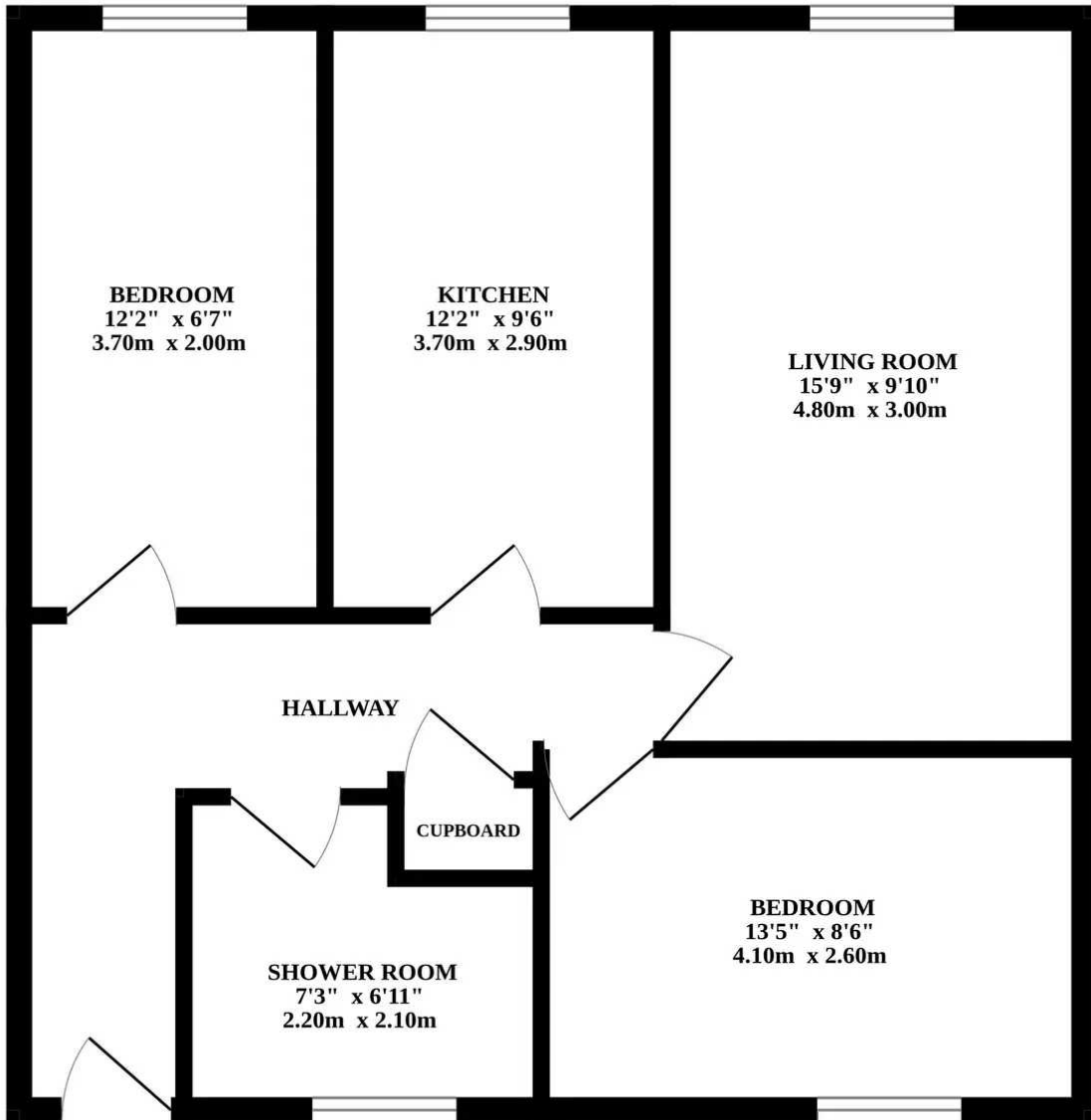
Introducing this bright and airy 2-bedroom apartment, designed to provide comfort and convenience in a peaceful setting. Located in the sought-after village of Wroxham, this property offers a welcoming entrance hall that leads you into the heart of the home. One of the standout features of this property is the inclusion of an emergency alarm system, ensuring peace of mind for residents. Additionally, the apartment benefits from the presence of a part-time warden, who can provide assistance and support when needed. This feature makes the apartment particularly well-suited for retired individuals.

As you step into the apartment, you are greeted by a spacious lounge that is flooded with natural light, creating a warm and inviting atmosphere. You'll find a well-appointed kitchen, equipped with modern appliances and ample storage space. The kitchen is designed to cater to your culinary needs, providing a functional and stylish area to prepare meals.

The apartment features two comfortable bedrooms, offering a peaceful retreat for a good night's sleep. The bedrooms are well-proportioned, allowing for the placement of furniture and personal belongings. Natural light streams through the windows, creating a serene ambiance that promotes relaxation and tranquility. A bright and airy shower room completes this delightful apartment, featuring modern fixtures and shower cubicle.

We understand the property will be sold leasehold and connected to all mains services. Council tax band: D





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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