



## 10 Mineral Court St. Ann Lane, Norwich

Guide Price £220,000 - £230,000

**CHAIN FREE!** A delightful two bedroom apartment with parking and the potential to generate £1,300 pcm. Perfect for first time buyers or investors, this property is presented in turn-key condition with a modern kitchen, spacious lounge, balcony, ensuite, main bathroom, and allocated parking. Close to the train station and Riverside Retail Park with only a short walk into the city centre!



Norwich is the popular medieval city and the heart of East Anglia. The city provides lively night life, cultural and social activities as well as a great shopping experience. The property is close to local shopping facilities, supermarkets, public houses and a range of parks are all within a close proximity. Take a short walk to find regular public transport into the University of East Anglia and the N&N university hospital.



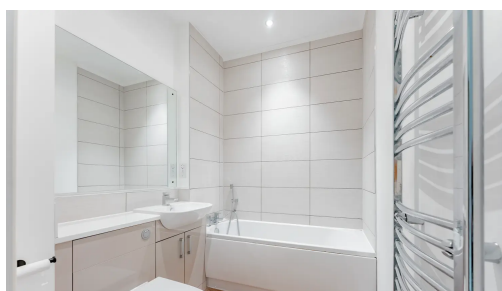
#### AGENTS NOTE

We understand the property will be sold leasehold with 112 years remaining on the lease and connected to mains water, electricity and drainage.

Ground rent - £200 P/A.

Maintenance fee - £1,789 P/A.

Council tax band - C.

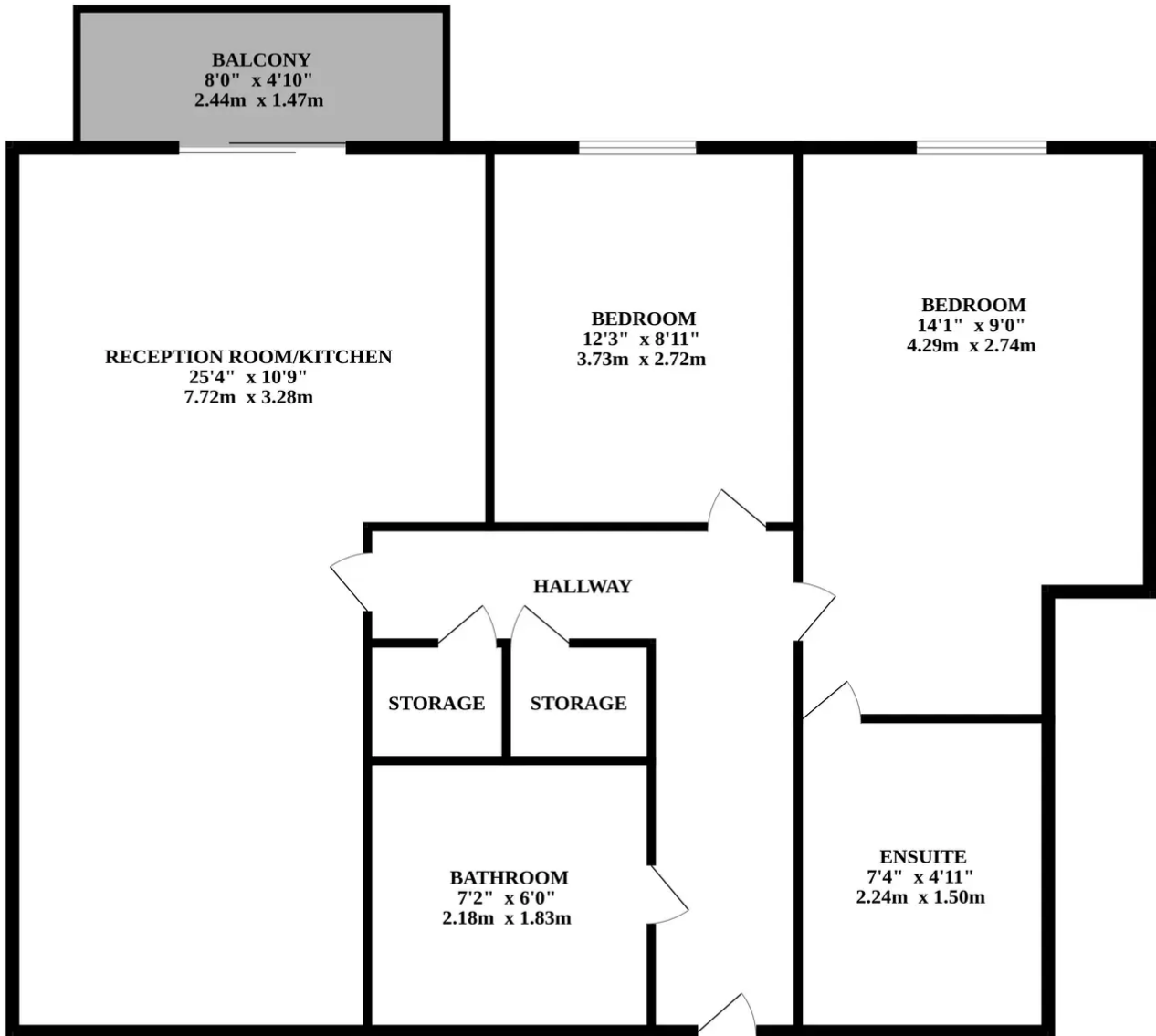


Introducing a wonderful opportunity to acquire this delightful two bedroom apartment with the potential to generate a monthly income of £1,300. This modern property boasts a contemporary kitchen opening up to the spacious lounge area, infusing flair into every-day living. The interior exudes a bright and airy feel, accentuated by the presence of a balcony providing a serene outdoor escape. Two generously sized bedrooms offer comfortable accommodation, ideal for a range of lifestyles with the benefit of an ensuite bathroom alongside a main bathroom with a three piece suite.

Conveniently situated within a short stroll to the train station, commuting is a breeze, while the inclusion of one allocated parking space adds to the practicality of this residence. Located in close proximity to the Riverside Retail Park, shopping and dining options are plentiful. The well-kept grounds provide a pleasant setting for relaxation.

This home presents an excellent opportunity for first-time buyers seeking a stylish home or investors looking to capitalise on rental returns. Discover a harmonious blend of convenience and comfort in this property.





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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