



## 35 Falcon Crescent, Costessey

Guide Price £180,000 - £190,000

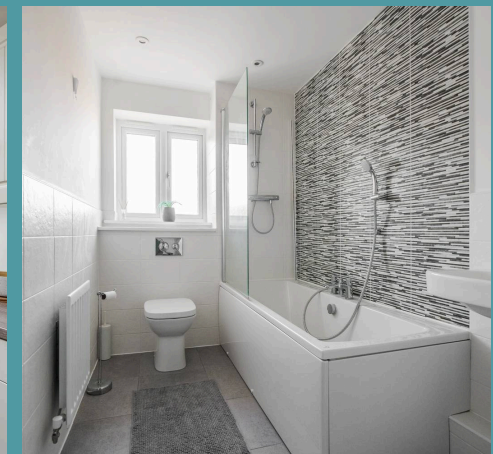
# 35 Falcon Crescent

Costessey, Norwich

This contemporary top-floor apartment offers a spacious and inviting layout with two double bedrooms, including one with an en-suite. The bright, open-plan living area is perfect for both relaxation and socializing, featuring a Juliette balcony that brings in plenty of natural light. The modern kitchen comes with built-in appliances and ample storage, while the sleek bathroom adds to the overall appeal. With an EPC rating of B and gas central heating, the home combines energy efficiency and comfort. Leasehold with one allocated parking space, this property is an ideal option for those seeking a well-appointed and convenient home.

## The Location

Falcon Crescent in Costessey, nestled within the Queens Hill area, offers a serene and family-friendly residential setting. Surrounded by green spaces and a sense of community, this location provides a peaceful escape while maintaining close proximity to essential amenities. Residents of Falcon Crescent enjoy the convenience of local shops, schools, and parks, creating a harmonious balance between suburban tranquillity and accessibility. With well-connected roadways, including easy access to major routes, the Queens Hill area ensures that residents can effortlessly reach nearby attractions and the wider region.





## 35 Falcon Crescent

Costessey, Norwich

### Falcon Crescent

This modern top-floor apartment offers a stylish and comfortable living space with two double bedrooms, one of which benefits from an en-suite shower room. The open-plan living area is ideal for both relaxation and entertaining, featuring large windows that flood the space with natural light and a Juliette balcony that enhances the airy, bright feel.

The kitchen is equipped with a range of modern fitted units, including a 1.5 sink and drainer, built-in oven, gas hob, and fridge-freezer, offering functionality. The apartment also features a sleek bathroom and ample storage, with built-in cupboards and loft access to keep your living space tidy and organised.

With an energy-efficient EPC rating of B, the property also benefits from gas central heating and modern fittings throughout, ensuring comfort and practicality. The apartment is leasehold and includes one parking space, making it a perfect choice for those seeking convenience and a well-maintained home.

### Agents Note

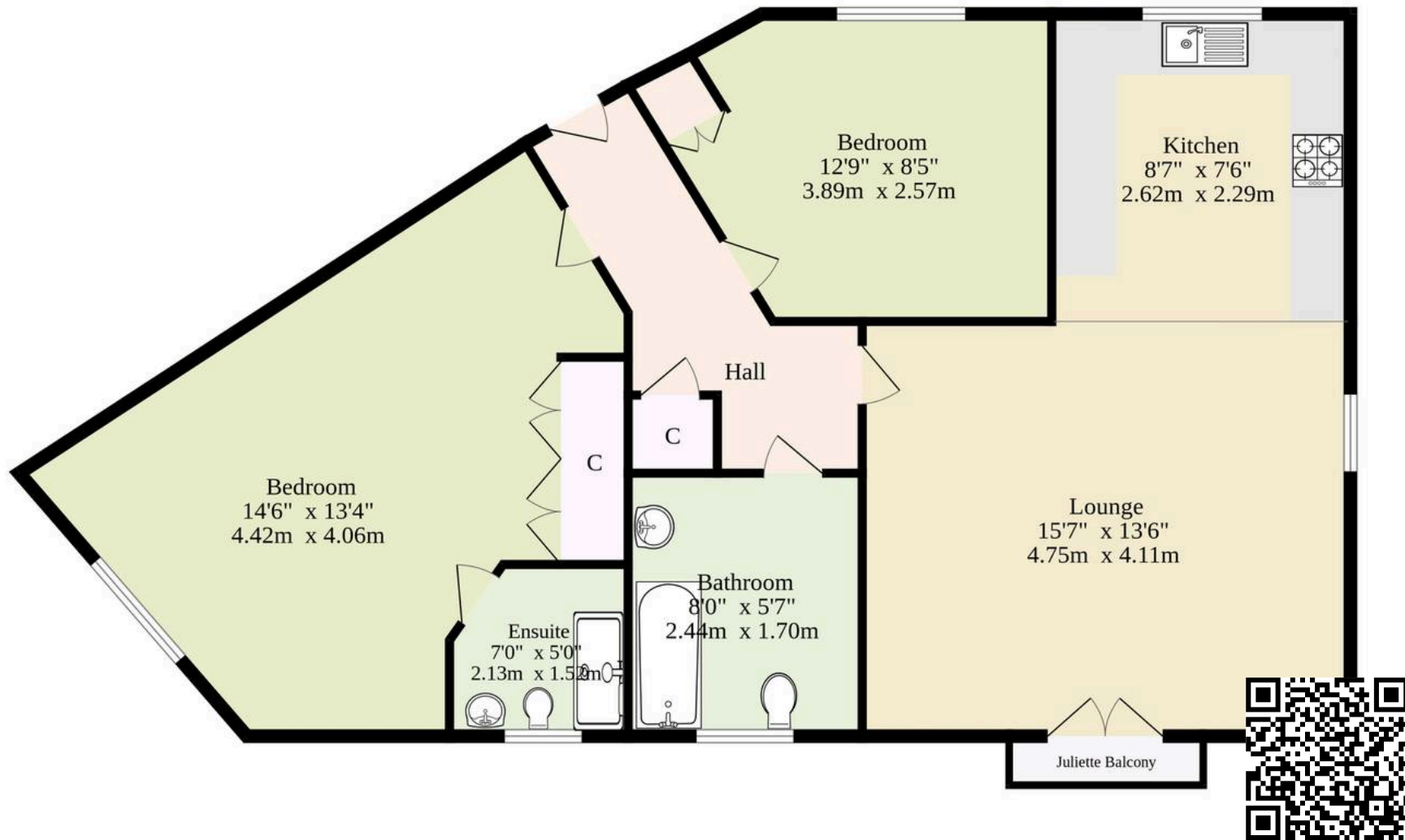
Sold Leasehold

Ground Rent (TBC)

Maintenance:£1581



# Apartment 736 sq.ft. (68.4 sq.m.) approx.



TOTAL FLOOR AREA : 736 sq.ft. (68.4 sq.m.) approx.

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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