





# GROSVENOR HOUSE

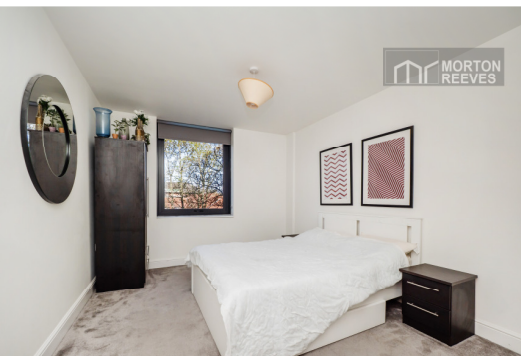
PRINCE OF WALES ROAD | NORWICH | NR1

£185,000

Located in the heart of Norwich within walking distance of the enormous selection of local amenities and facilities, this two bedroom second floor apartment boasts a neutral decor throughout with contemporary bathroom and kitchen. Enjoying the westerly sunset as well as having parking, a much sought-after commodity in this building. Coincidentally this is the only building in Norwich where the Beatles have performed.

- 2 BEDROOMS
- PARKING
- 649 SQUARE FEET
- EPC -





## ENTRANCE HALL

With ample space for coats and shoes wall mounted security video entry system, and wall mounted heater, doors to all rooms.

## LOUNGE/DINING ROOM/KITCHEN

With large airing cupboard containing the pressurised cylinder and further storage. There is ample space for a 2/4 seater table this open plan space enjoying a view to the west overlooking the roofscape of Norwich with a veiled cathedral view. The lounge area having room for sitting room furniture and has a wall mounted heater. Adjacent to all this is the contemporary high gloss, white, handleless kitchen under heat resistant work surfaces with electric hob and

electric oven, extractor, fridge and freezer as well as an integral washing machine. There is a microwave unit and splashbacks with complementing up stands.

## BEDROOM

A good size double bedroom with view to the west over Norwich with veiled cathedral view, wall mounted heater.

## BEDROOM

A good size double bedroom with view wall mounted heater.

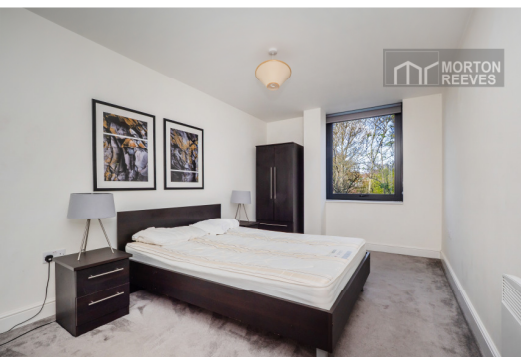
## BATHROOM

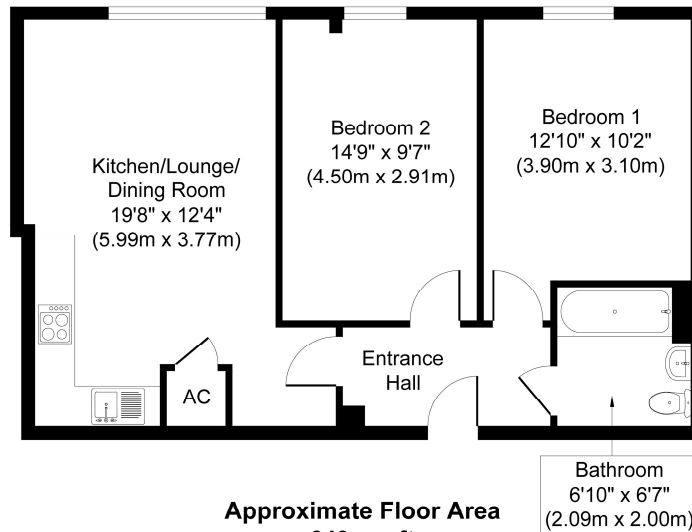
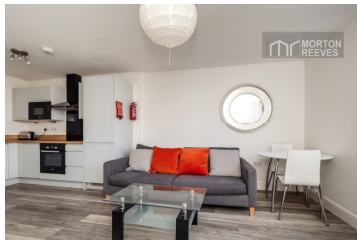
Suite comprising panel bath, WC and wash basin with mains mixer shower. Complementing ceramic tiled splashback and surrounds, ceramic flooring and heated towel rail. There is a

glass screen door on the bath and extractor above.

## AGENTS NOTE

This property is of a leasehold nature with 248 years remaining on the lease with ground rent of £187.96 and service charge of £1061 per annum payable.





**Approximate Floor Area**  
**649 sq. ft**  
**(60.27 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property. M1141



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