



Thomas Wyatt Close
Norwich, NR2 2TN
Asking Price £220,000

claxtonbird
residential

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ClaxtonBird are pleased to present this delightful second floor apartment, situated within the original 'Leicester Nurses Home' on the popular Fellowes Plain Development. Conveniently located within walking distance to the City Centre, there is easy access to all the fantastic amenities Norwich has to offer, from quaint cafes to bustling shops. The apartment exudes character and warmth, with accommodation comprising entrance hall, open plan reception room, kitchen, two bedrooms, en suite and separate bathroom. Externally, there is the added benefit of a covered allocated parking space, offering convenience and security.

Lobby

Secure entry door with lift and stairs leading to the accommodation.

Entrance Hall

Entrance door, two built in storage cupboards and door to sitting room / dining room.

Sitting Room / Dining Room 15'0 x 13'8 (4.57m x 4.17m)

Two secondary glazed windows to rear aspect, access to the Juliet balcony, high ceilings and three electric heaters. Open to:

Kitchen 10'4 x 6'4 (3.15m x 1.93m)

Fitted kitchen comprising a range of matching base and eye level units with work surfaces over, inset one and a half bowl single drainer sink unit, built in electric oven with inset electric hob, built in washer / dryer and dishwasher, built in fridge freezer and secondary glazed sash window.

Master Bedroom 13'5 x 9'5 max (4.09m x 2.87m max)

Two secondary glazed sash windows to side aspect, built in wardrobe and electric heater. Door to:

En Suite

Modern suite comprising shower cubicle, pedestal wash hand basin, WC and electric heated towel rail.

Bedroom 11'10 x 11'5 (3.61m x 3.48m)

Secondary glazed sash window to side aspect and electric heater.

Bathroom

White suite comprising bath with mixer shower over, pedestal wash hand basin, extractor fan, WC and heated towel rail.

Outside

The property is set within communal gardens with well maintained lawns overlooking St Stephens Road, with a secure allocated parking space adjacent to The Pavilion.

Agents Note

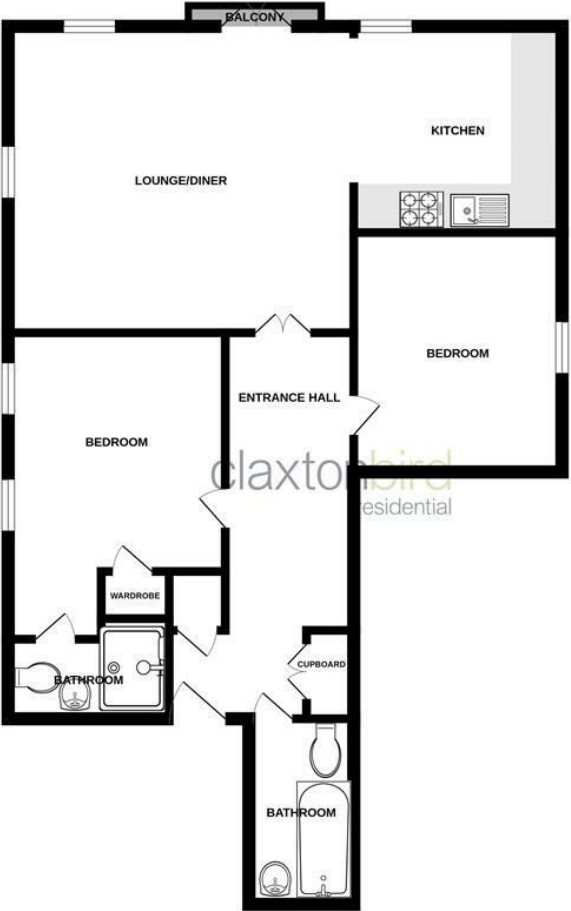
The vendor has informed us the the lease term is 125 years from 1st January 2004 with approximately 105 years remaining. The ground rent charge is £200 per annum and the service charge is £300 per calendar month, which is payable 11 months of the year.

Council Tax Band C

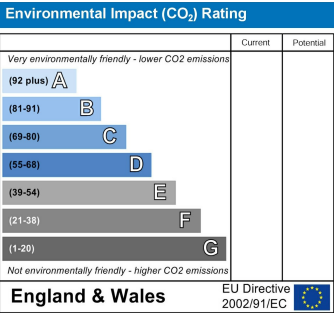
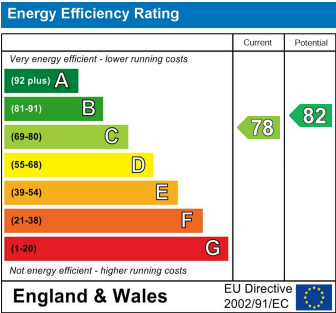
EPC Rating C



GROUND FLOOR



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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1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER CLAXTONBIRD LIMITED NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

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