



**Brunswick Road**  
**Norwich, NR2 2HR**  
**Guide price £170,000**

**claxtonbird**  
residential



## Brunswick Road, Norwich, NR2 2HR

\*\*\* Guide Price £170,000 - £180,000 \*\*\* ClaxtonBird are delighted to offer this ground floor apartment located in the highly desirable Golden Triangle area of Norwich, just a short walk from the City Centre. The property is being sold with no onward chain and benefits from a secure telephone entry system, UPVC double glazing, and gas central heating throughout. The accommodation briefly comprises an entrance hall, a bright dual-aspect sitting room, a fitted kitchen with built in appliances, two generously sized double bedrooms, and a bathroom. Externally, the property is set within well-maintained communal gardens and includes an allocated parking space for one vehicle. Early viewing is strongly recommended.

### Entrance Hall

Entrance door, secure telephone entry system, double storage cupboard with shelving, and radiator.

### Sitting Room 12'11" max x 15'3" (3.95m max x 4.67m)

Upvc double glazed windows to side and rear aspect, electric fireplace and two radiators.

### Kitchen 11'7" max x 8'0" (3.55m max x 2.46m)

Fitted kitchen comprising wall and base units with roll top work surfaces over, stainless steel sink drainer with mixer tap, built in oven with hob and extractor over, plumbing for washing machine, space for fridge freezer, wall mounted central heating boiler, tiled floor, radiator and upvc double glazed window to rear aspect.

### Bedroom 11'7" x 9'9" (3.54m x 2.99m)

Upvc double glazed window to side aspect and radiator.

### Bedroom 9'9" x 8'2" (2.99m x 2.49m)

Upvc double glazed window to side aspect and radiator.

### Bathroom 5'4" x 8'5" (1.65m x 2.58m)

White suite comprising panel bath with mixer tap and shower attachment, low level WC, wash hand basin, part tiled walls, tile effect floor, extractor fan, shaver point, radiator and upvc double glazed window to side aspect.

### Outside

Set within communal garden with an allocated parking space for one car (accessed via Hanover Road).

### Agents Note

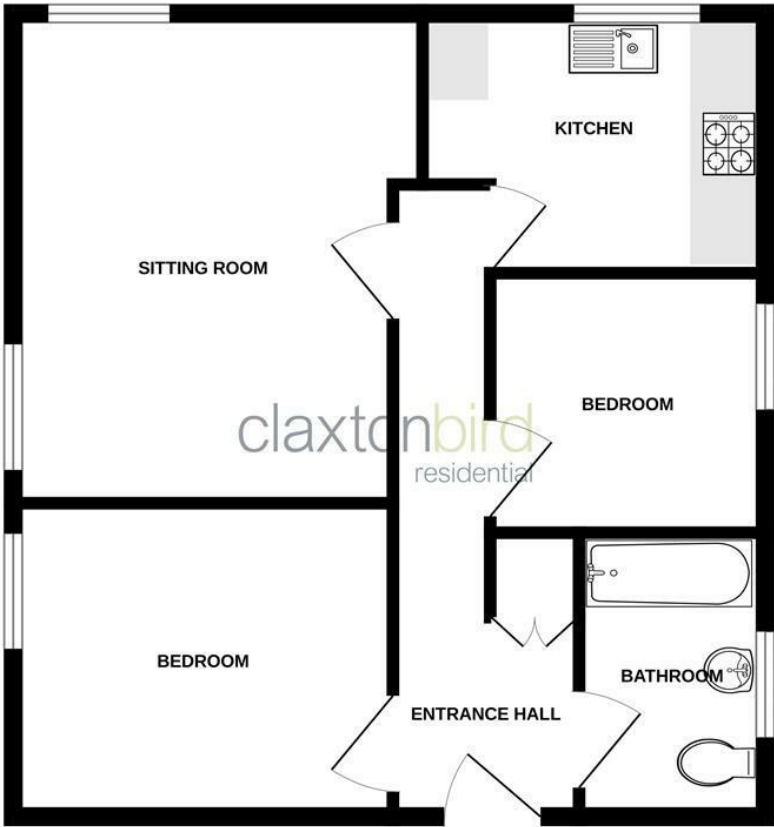
The vendor has advised there is approximately 113 years remaining on the 125 year lease. The current annual ground rent is approximately £115. The last annual service charge statement was £1705, and it is anticipated that the next statement for 2024/2025 will be approximately £1870. Service charge includes all water charges.

Council Tax Band B

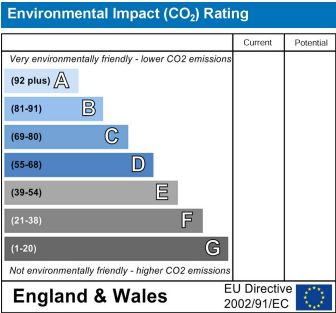
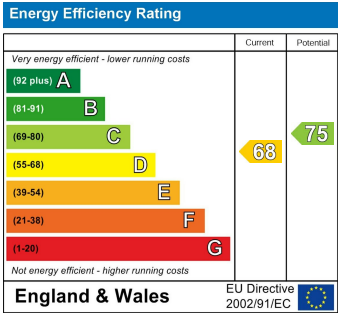
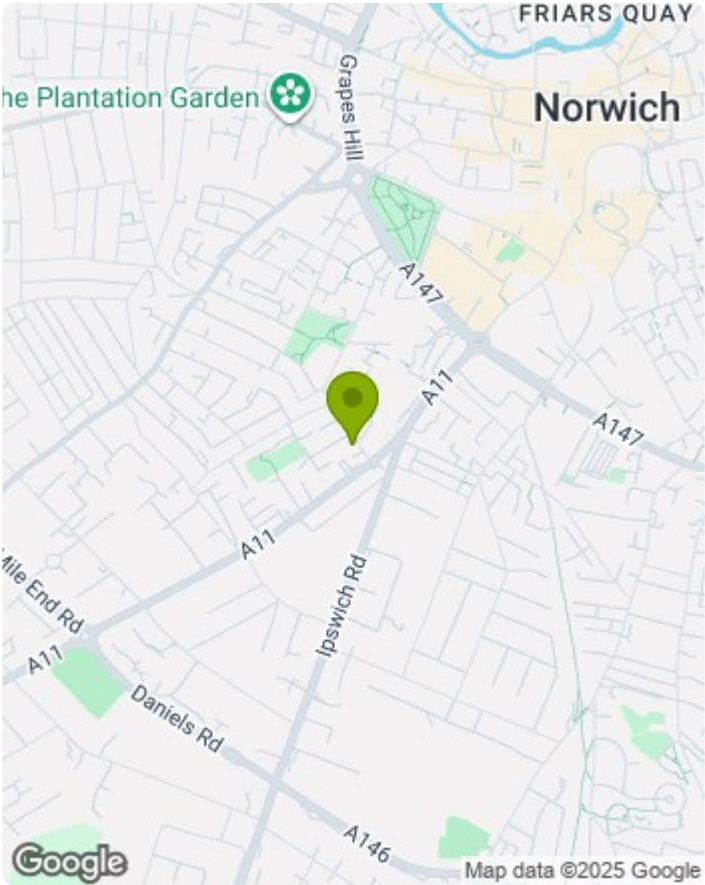
EPC Rating D



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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