



Thomas Wyatt Close
Norwich, NR2 2TP

Offers in the region of £210,000

claxtonbird
residential

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ClaxtonBird are delighted to offer this two-bedroom third floor apartment, nestled on the Old Hospital site, within a stone's throw from the vibrant city centre of Norwich. The current owners have meticulously updated the property, offering well-presented accommodation throughout, including a recently fitted kitchen with built in appliances, shower room and en-suite. The apartment boasts a well-designed layout, featuring a spacious sitting room/kitchen, inviting an abundance of natural light to create a warm and welcoming atmosphere. Additional features include high ceilings, secure entry system, secondary glazed sash windows and recently upgraded electric heating. Externally, the property is set within well-maintained gardens with the added convenience of an allocated parking space nearby. Offered for sale with no onward chain and early viewing is highly recommended.

Communal Entrance Hall

Stairs and lift access.

Entrance Hall

Entrance door, security entry telephone system, storage cupboard, wood effect floor and electric heater.

Sitting Room 14'11" max x 9'8" (4.55 max x 2.96)

Two large secondary glazed sash windows, high ceilings, wood effect floor and electric heater. Open to:

Kitchen 12'2" x 5'3" (3.71 x 1.62)

Recently fitted kitchen comprising wall and base units with work surfaces over, stainless steel sink with mixer tap, built in oven with hob and extractor hood over, built in fridge freezer, built in washing machine, spot lights, tiled floor. electric heater and large secondary glazed sash window.

Bedroom 14'2" max x 10'0" max (4.33 max x 3.07 max)

Large secondary glazed sash window, built in wardrobes, wood effect floor and electric heater. Door to:

En Suite 6'11" x 5'6" (2.13 x 1.69)

Suite comprising walk in double shower cubicle with inset mixer shower, wash hand basin, low level WC, extractor fan, spotlights, part tiled walls, tiled floor, towel rail heater and secondary glazed sash window.

Bedroom 9'9" x 8'6" (2.99 x 2.61)

Large secondary glazed sash window, electric wall heater and wood effect floor.

Shower Room

Suite comprising double shower cubicle with inset mixer shower, wash hand basin with mixer tap, low level WC, extractor fan, spotlights, part tiled walls, tiled floor and electric towel rail heater.

Outside

The property is set within well maintained communal gardens with an allocated parking space located nearby in the Pavilion site car park.

Agents Note

The vendor has advised us that they pay approximately £3500 per annum, which includes service charge, ground rent and water rates.

Lease Term: 125 years

Lease Length Remaining - 104 years

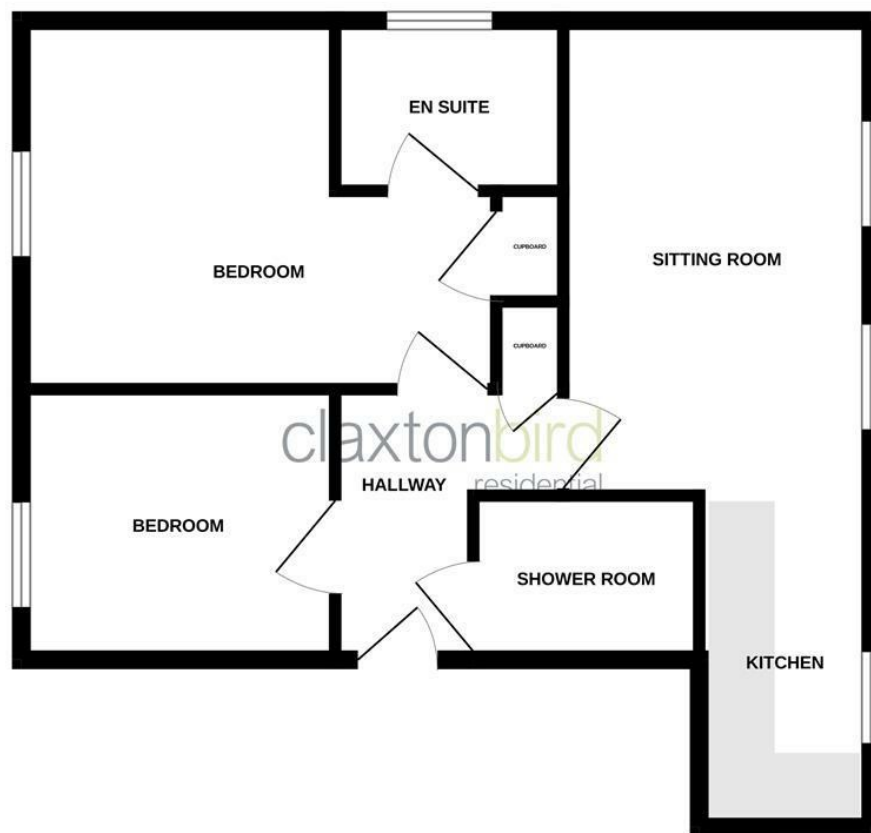
The property has a lift.

Council Tax Band C

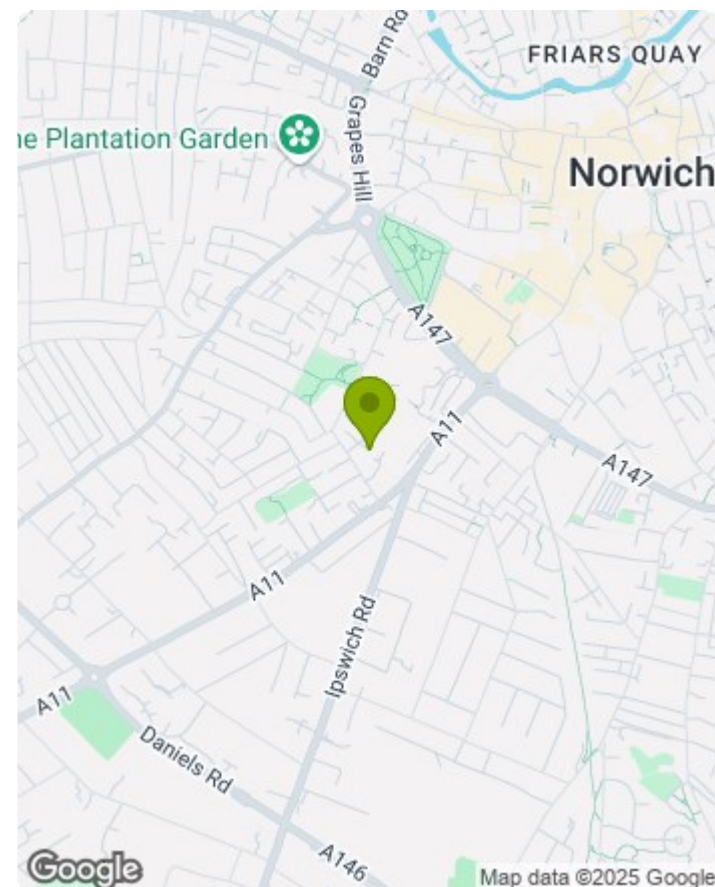
EPC Rating EXEMPT



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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