



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

claxtonbird
residential

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ClaxtonBird are delighted to present this two-bedroom top-floor apartment, ideally located just moments from the vibrant City Centre, in the sought-after Golden Triangle area of Norwich. The property offers well-proportioned living accommodation throughout and boasts a secure entry system, gas central heating and upvc double glazing. In brief, the accommodation comprises an entrance hall, a spacious sitting room, kitchen, two comfortable bedrooms, bathroom and a separate cloakroom. Set within well maintained communal gardens, this apartment is ideal for those looking for a peaceful retreat in a central location, with the added convenience of an allocated parking space. Offered for sale with no onward chain and early viewing is highly recommended.

Entrance Hall

Entrance door, security entry phone, double storage cupboard, loft access and radiator.

Sitting Room 12'11 max x 15'3 (3.94m max x 4.65m)

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

Kitchen 8'0 x 11'8 max (2.44m x 3.56m max)

Fitted kitchen comprising wall and base units with work surfaces over, stainless steel sink drainer with mixer tap, built in oven, hob and extractor over, built in dishwasher and fridge freezer, tiled splash backs, wall mounted central heating boiler, radiator and upvc double glazed window to rear aspect.

Bedroom 11'7 x 9'9 (3.53m x 2.97m)

Upvc double glazed window to side aspect and radiator.

Bedroom 9'9 x 8'1 (2.97m x 2.46m)

Upvc double glazed window to side aspect and radiator.

Bathroom

Suite comprising panel bath with shower over, wash hand basin, part tiled walls, radiator and upvc double glazed window to side aspect.

Cloakroom

Low level WC and upvc double glazed window to rear aspect.

Outside

The property is situated within well kept communal site with allocated parking space.

Agents Note

The vendor has advised the latest service charges are as follows:

Lease Length Remaining - 113 years (approximately)

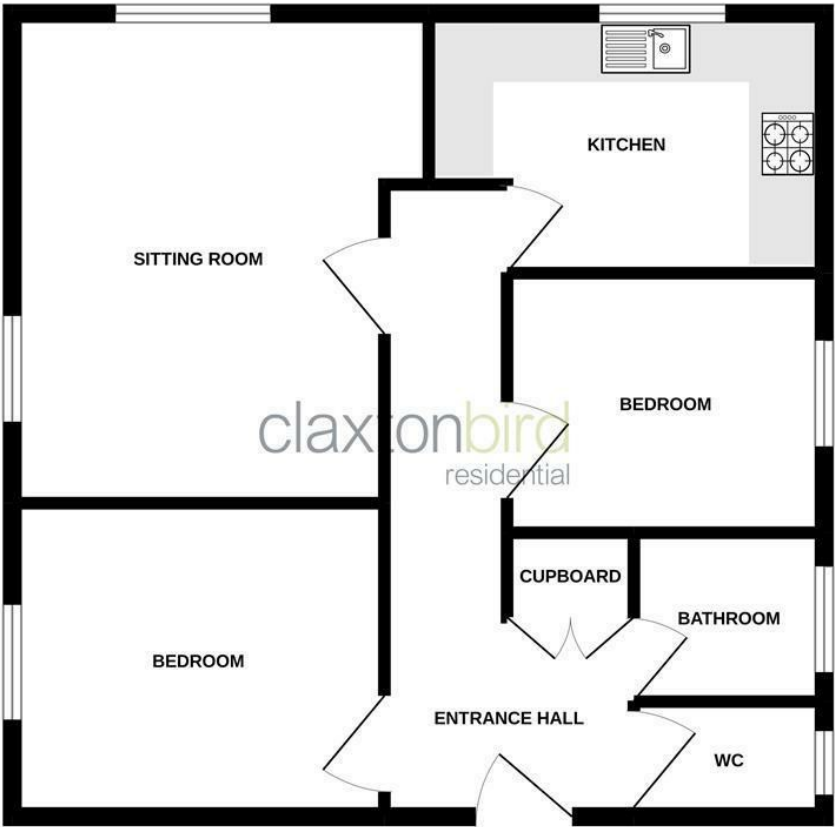
Service Charge - £1870 per annum (approximately)

Ground Rent - £115 per annum (approximately)

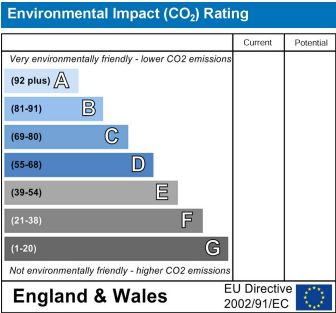
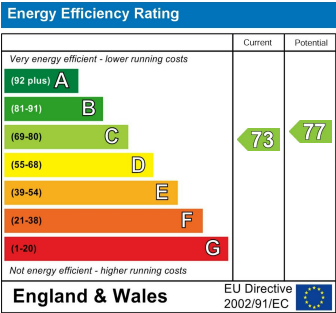
Council Tax Band B



TOP 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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