



**Northfields**  
**Norwich, NR4 7ES**  
**Offers in excess of £115,000**

**claxtonbird**  
residential

## Northfields, Norwich, NR4 7ES

ClaxtonBird are pleased to offer this well-presented one-bedroom first floor apartment, ideally situated in the popular NR4 postcode, close to the University of East Anglia, Norfolk & Norwich University Hospital, and a variety of local amenities. The property has been recently redecorated and benefits from gas central heating, uPVC double glazing, on-street permit parking, and access to a communal garden. Offered with no onward chain, this is an ideal opportunity for first-time buyers, investors, or downsizers.

### Entrance Hall

Double glazed entrance door & storage cupboard.

### Sitting Room 16'2" x 9'11" (4.93m x 3.03m)

Upvc double glazed windows to front and rear aspect, door to inner lobby and kitchen and two radiators.

### Kitchen 12'10" x 7'10" (3.93m x 2.41m)

Upvc double glazed window to side aspect, wall and base units with worktop over, sink drainer, cooker point, space for fridge freezer & washing machine, tiled splash, tiled floor and radiator.

### Bedroom 12'7" x 9'5" (3.84m x 2.88m)

Upvc double glazed window to front aspect and radiator.

### Inner Lobby

Storage cupboard and door to bathroom.

### Bathroom 6'2" x 5'5" (1.90m x 1.66m)

Upvc double glazed window to front aspect, panel bath with electric shower over and screen, low level W.C, wash hand basin, part tiled walls and radiator.

### Outside

Communal garden and brick build store.

### Agents Note

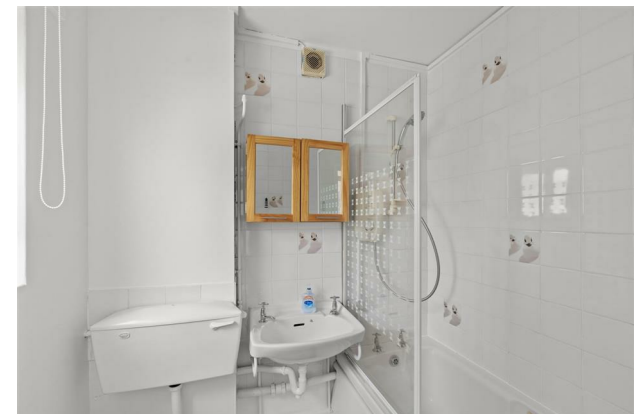
The vendor has informed us of the following information:

Lease Length: 125 years

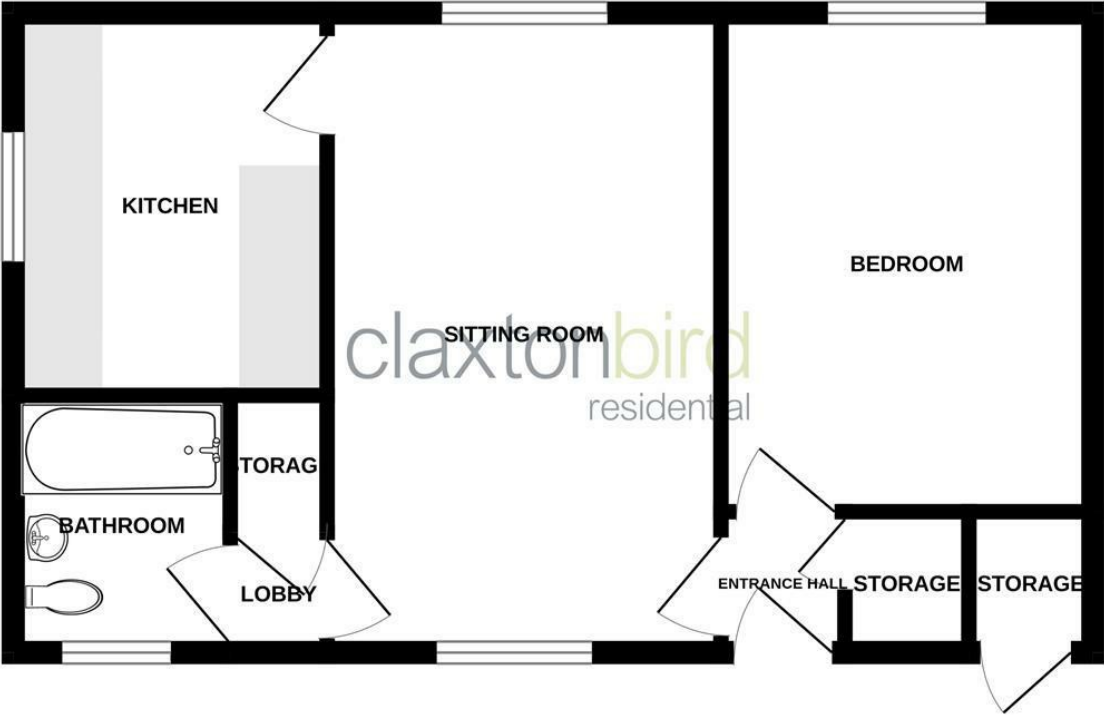
Lease Remaining: 106 years

Ground Rent & Service Charge - £300 approximately per annum

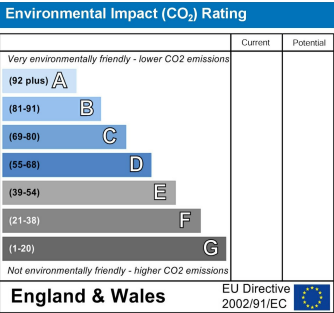
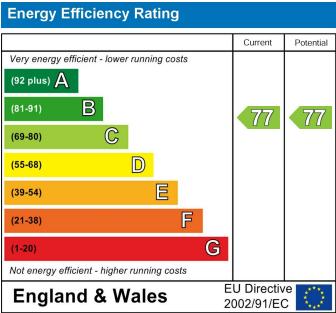
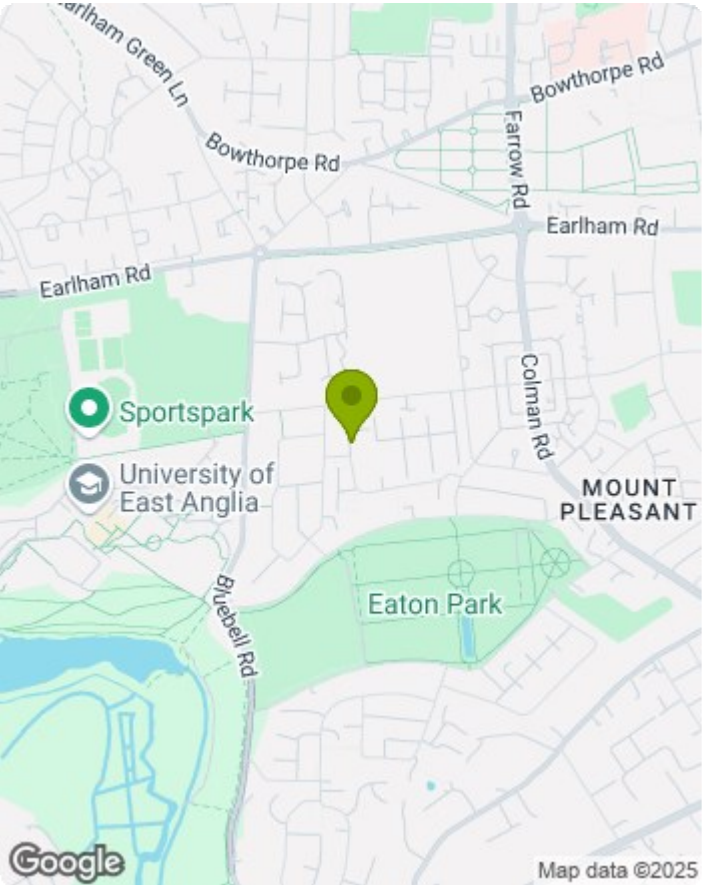
Council Tax Band A



FIRST 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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