



**Bentley Way, Norwich NR6 6TS**



**welcome to**

**Bentley Way, Norwich**

GREAT FOR FIRST TIME BUYERS WITH THE ADDED BENEFIT OF NO UPWARD CHAIN! This two-bedroom first floor flat offers not only a straight move in feel but also a delightful balcony overlooking the manicured communal grounds.



## Accommodation

A SUPERB TWO BEDROOM FIRST FLOOR FLAT located in this quiet, tucked away cul de sac location which can be found just to the north of the city of Norwich. The block where the flat is situated has a communal ground floor entrance and externally allocated off road parking, whilst internally, gas fired central heating, upvc double glazing, a spacious open plan lounge/dining room that leads onto a balcony and practical kitchen offering a good amount of cupboard space, The shower room with wc and wash basin are again well maintained. This property would suit first time buyers or home movers wishing to downsize, viewing is highly recommended.

## Communal Entrance Hall

With stairs leading to the first floor.

## Private Entrance Hall

Door opening to hallway, storage cupboard and giving access to the bathroom, two bedrooms and lounge/dining room, which further leads to the kitchen.

## Bathroom

Suite comprising panelled bath with shower over, wc and hand wash basin.

## Bedroom 1

13' 6" x 9' 1" (4.11m x 2.77m)

Upvc double glazed window to front aspect and plumbed radiator.

## Bedroom 2

8' 7" x 6' 9" (2.62m x 2.06m)

Upvc double glazed window to front aspect and plumbed radiator.

## Open Plan Lounge/dining Room

16' 2" x 12' (4.93m x 3.66m)

Bright upvc double glazed window to rear aspect and side aspect, access to the balcony overlooking the communal gardens and plumbed radiator.

## Kitchen

7' 8" x 7' 8" (2.34m x 2.34m)

A range of wall and base units with work surfaces over, upvc double glazed window to rear aspect, plumbing for washing machine and four ring electric hob, extractor fan, 1 1/2 bowl stainless steel sink and wall mounted gas fired central heating boiler.

## Externally

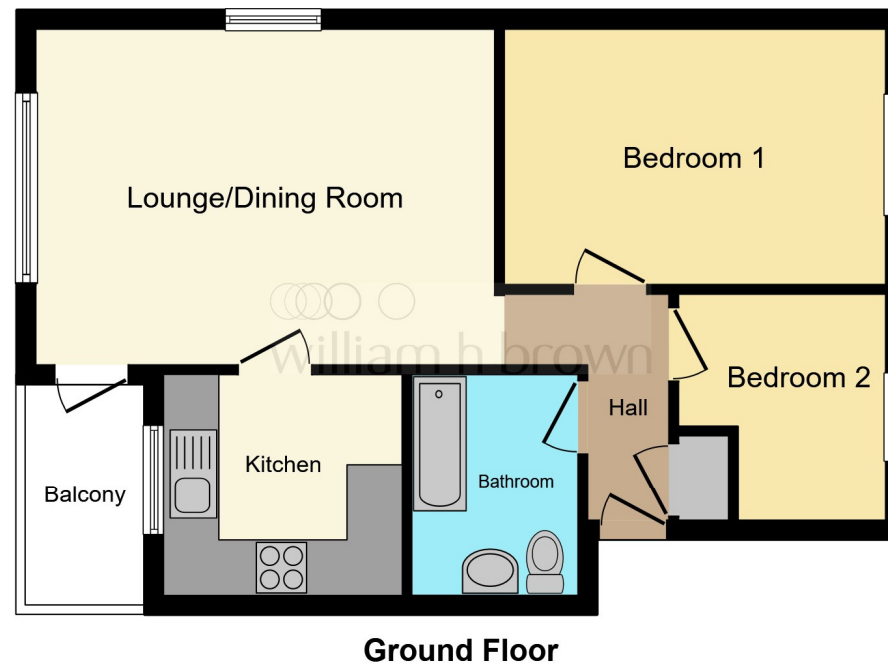
Access to communal gardens and an allocated parking space.

## Agent Note 1

This property is leasehold, the lease is 125 years from 1st June 1990 with 91 years remaining. Prospective purchasers should liaise with the vendor's solicitor at time of purchase to confirm the terms and any restrictions relating to the lease.

## Agent Note 2

This property is subject to an annual service and maintenance charge of £2,322.35 for period 01/06/23 - 31/05/24 and the annual ground rent is £60.00 for period 01/06/23 - 31/05/24. Charges are subject to annual review and buyers should make their own enquiries via the vendor's solicitor at time of purchase.



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



**view this property online** [williamhbrown.co.uk/Property/HEL102662](http://williamhbrown.co.uk/Property/HEL102662)



welcome to

## Bentley Way, Norwich

- NO UPWARD CHAIN!
- First Floor Flat
- Two Bedrooms
- Lounge/Dining Room
- Modern Fitted Kitchen

Tenure: Leasehold EPC Rating: C

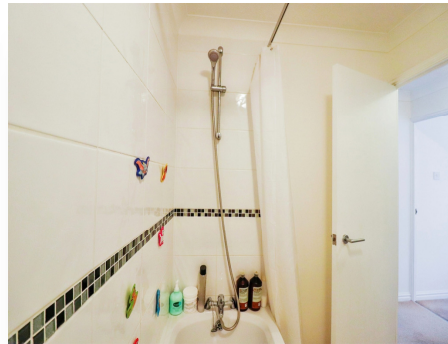
This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jun 1990. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

**£130,000**

### directions to this property:

From the W H Brown office in Hellesdon follow Reepham road to the roundabout and continue straight over onto Reepham road. At the roundabout take the second turning left onto Mile Cross Lane and take the second right hand turn onto Weston Road, then the first left onto Dalrymple Way and right onto Bentley Way where the property can be found identified by our W H Brown for sale board.



Please note the marker reflects the postcode not the actual property

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Property Ref:  
HEL102662 - 0005

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 is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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