



**Rosebay Close, Norwich NR6 6DX**

**welcome to**

**Rosebay Close, Norwich**

WILLIAM H BROWN ARE DELIGHTED TO PRESENT THIS FIRST FLOOR FLAT. The property itself would make a fantastic first time buy or buy to let opportunity, and benefits from three bedrooms off hall, living room and kitchen. Properties like this are in strong demand, therefore view early!



## Accommodation

THIS WELL PRESENTED FIRST FLOOR FLAT is in the popular NR6 postcode just to the west of Norwich city centre. This home would make a perfect purchase for first time buyers or a great buy to let opportunity and benefits from three bedrooms off landing, living space and family bathroom.

Internally, the accommodation comprises of entrance hall, three bedrooms, kitchen, lounge, shower room and storage.

Further offered for sale with no upward, be quick to avoid disappointment!

## Private Entrance Hall

Entrance door opening into hallway, window, two store cupboards and access to shower room, two bedrooms, kitchen, and lounge.

## Shower Room

Suite comprising shower cubical, wash hand basin, wc and upvc double glazed window to side aspect.

## Kitchen

10' 4" x 7' 3" (3.15m x 2.21m)

Upvc double glazed window to side aspect, a range of wall and base units with work surfaces over, four ring gas hob and cooker, sink with mixer tap and radiator.

## Lounge

12' 6" x 10' 8" (3.81m x 3.25m)

Dual aspect windows to side and front aspect, and radiator. Door to Bedroom Three/Optional Study.

## Bedroom One

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

Upvc double glazed window to side aspect, built in wardrobes, and radiator.

## Bedroom Two

7' 5" x 7' 4" into door recess (2.26m x 2.24m into door recess)

Upvc double glazed window to side aspect,

## Bedroom Three/Optional Study

10' 9" x 7' 9" (3.28m x 2.36m)

Upvc double glazed window to side aspect, and radiator.

## Agent Note

This property is subject to an annual service charge of approximately £300.00 and ground rent is £10.00, subject to annual review. Further details can be obtained from the vendors solicitor at time of purchase.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)



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welcome to

## Rosebay Close, Norwich

- FIRST FLOOR FLAT
- THREE BEDROOMS
- NO UPWARD CHAIN!
- IDEAL FIRST TIME BUYER OR INVESTOR PROPERTY
- LOW GROUND RENT AND SERVICE CHARGES

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 125 years from 31 Aug 1988. 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

**£150,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
HEL102992 - 0004

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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.

## directions to this property:

Follow the W H Brown office on Reepham Road, Hellesdon, proceed to the roundabout and turn left onto Middletons Lane. At the traffic lights adjacent to Norwich International Airport turn right onto Holt Road and take the next left-hand turn onto Fifers Lane, follow to roundabout, and take the third exit onto Ives Road Rosebay Close is on the left where the property can be found identified by our W H Brown for sale board.



william h brown



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