



**Whitworth Court, Norwich NR6 6GN**



**welcome to**

**Whitworth Court, Norwich**

'NO ONWARD CHAIN' This two-bedroom ground floor flat is offered for sale benefitting from having an allocated parking space and lovingly cared for throughout. Call us now to register your interest!



## Accommodation

William H Brown are delighted to present this two-bedroom ground floor flat situated in the popular postcode of NR6. The property itself would make for a perfect first-time purchase or investment opportunity with good rental returns. The property is situated within close distance to local amenities including shops, schools, and doctors' surgery, along with fantastic links to Norwich city centre. The property benefits from having its own allocated parking space and is well presented throughout.

Internally the accommodation comprises of an entrance lobby into hallway, which further leads to kitchen, living/dining room, bathroom and two bedrooms. Viewing is highly recommended not to miss out on this opportunity!

## Entrance Lobby

Upvc double glazed external entrance door to side aspect, opening into hallway.

## Entrance Hall

Giving access to kitchen, bathroom, two bedrooms, living/dining room and storage cupboard.

## Living/Dining Room

15' Max x 11' 2" ( 4.57m Max x 3.40m )

Upvc double glazed window to front aspect, laminate flooring and two radiators.

## Kitchen

8' 10" x 8' 8" ( 2.69m x 2.64m )

A range of wall and base units with work surfaces over, single bowl sink and drainer, plumbing for washing machine, built in electric oven and gas hob, tiled flooring, radiator, wall mounted gas fired central heating boiler cupboard, and upvc double glazed window to front aspect.

## Bathroom

Suite comprising bath with shower over, tiled flooring and walls, wc, wash hand basin, extractor fan and radiator.

## Bedroom One

11' 4" x 8' 9" ( 3.45m x 2.67m )

Upvc double glazed window to rear aspect, laminate flooring, and radiator.

## Bedroom Two

9' 6" x 7' 9" ( 2.90m x 2.36m )

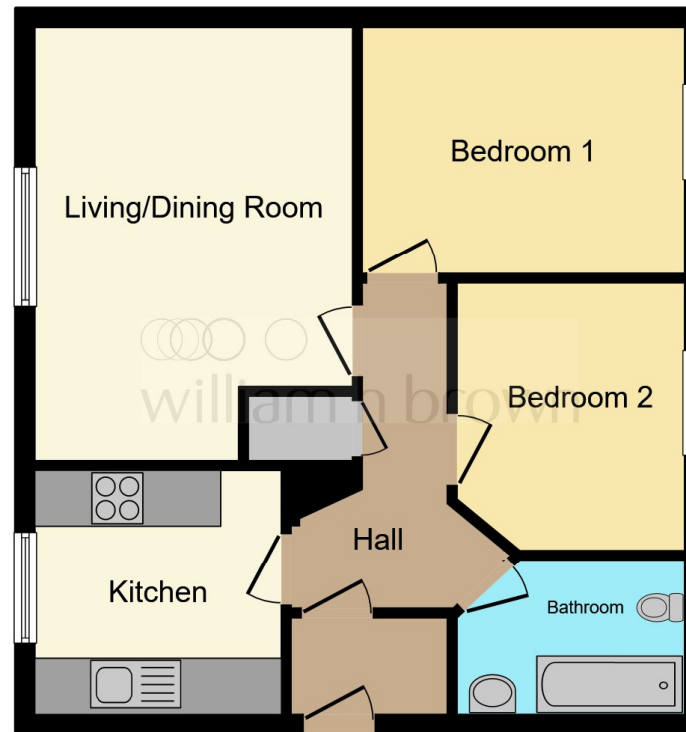
Upvc double glazed window to rear aspect, laminate flooring, and radiator.

## Outside

Within the grounds is an area of green and an allocated parking space for this property.

## Agent Note

This property is subject to an annual service and maintenance charge for the upkeep of the communal areas within this development, the current service charge for period 01/01/2025 - 31/12/2025 is £1233.18 and the ground rent is £221.76 per annum. This is subject to half yearly review. Further details can be obtained from the vendor's 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

## Whitworth Court, Norwich

- Ground Floor Flat
- Two Bedrooms
- Open Plan Living/Dining Room
- Allocated Parking Space
- Ideal First Time Buyer Home Or Investment Opportunity

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 150 years from 01 Oct 2002. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £160,000



### directions to this property:

Follow the Reepham Road north towards the city of Norwich and take the first exit at roundabout onto Middletons Lane. At the lights turn right onto Holt Road, and then take the first left onto Fifers Lane, then take the second left-hand turn into Hartbee Road, and turn right into Stirling Road and bear round to left which is Blackburn Road and at the end of this road Whitworth Court can be found on the right-hand side.



Please note the marker reflects the postcode not the actual property

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Property Ref:  
HEL103072 - 0004

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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