



Bentley Way, Norwich NR6 6TS

welcome to

Bentley Way, Norwich

ACT FAST! CALLING ON ALL FIRST TIME BUYERS! William H Brown are delighted to present this two-bedroom first floor flat. Bentley Way has fantastic access to the ring road, amenities, offering two good size bedrooms, and gas fired central heating. Viewing is highly recommended.



Accommodation

A SUPERB TWO BEDROOM FIRST FLOOR FLAT located in this quiet, tucked away cul de sac location, which can be found just north of the city of Norwich. The flat has communal ground floor entrance with allocated off road parking, gas fired central heating and upvc double glazing. There is a spacious open plan lounge/ dining room, coupled with a practical kitchen which has a good amount of cupboard space. The shower room with wc and sink are again well maintained.

Ground rent and service charges upon request.

Bentley Way would make an ideal first time buy, investment or downsize purchase.

Entrance Hall

Private entrance door opening to hallway, with access to bathroom, both bedrooms and lounge/dining room as well as storage cupboard.

Bathroom

Suite comprising bath with shower over, wash hand basin with vanity cupboard, wc, radiator and partial tiled walls.

Kitchen

7' 10" x 7' 10" (2.39m x 2.39m)
Wall and base units with work surfaces over, upvc double glazed window overlooking balcony, four ring electric hob and oven, extractor fan, stainless steel single bowl sink and drainer, space for fridge freezer, wall mounted gas fired central heating boiler and plumbing for washing machine.

Bedroom One

13' 1" x 9' 1" (3.99m x 2.77m)
Upvc double glazed window to front aspect, and radiator.

Bedroom Two

8' 1" Max x 6' 1" (2.46m Max x 1.85m)
Upvc double glazed window to front aspect, and radiator.

Lounge/Dining Room

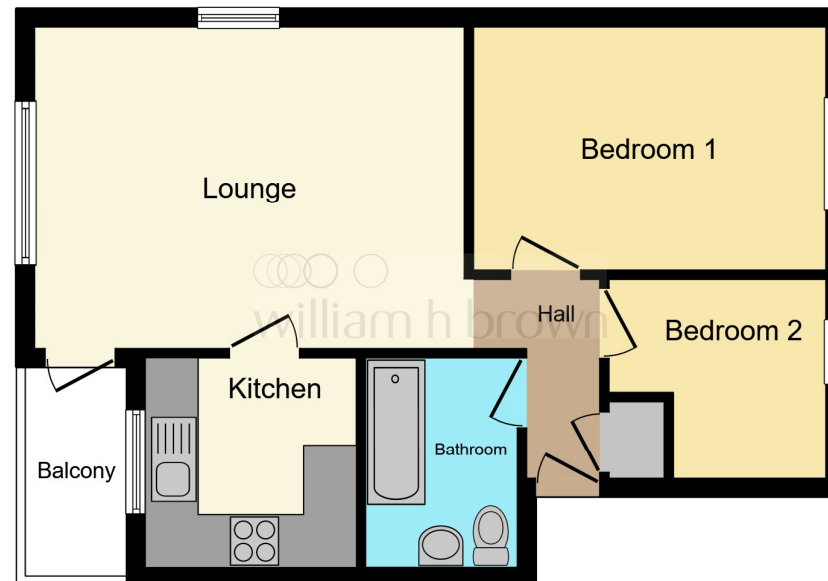
16' x 12' (4.88m x 3.66m)
Upvc double glazed dual aspect windows to side and rear aspect, radiator and door opening to balcony which overlooks the communal gardens.

Agent Note

This property is leasehold and is subject to an annual service and maintenance charge as well as ground rent. We have limited information regarding costs associated with this leasehold property. We ask that buyers make their own enquiries and satisfy themselves regarding any specific requirements before proceeding. Please ask the branch for more details.

Public Notice

William H Brown are now in receipt of an offer for the sum of £130,000 for 6 Bentley Way, Norwich, NR6 6TS. Anyone wishing to place an offer on this property should contact W H Brown, 303 Reepham Road, Hellesdon, Norwich, NR6 5AD, & 01603 487888 before exchange of contracts.



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



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welcome to

Bentley Way, Norwich

- First Floor Flat
- Two Bedrooms
- Open Plan Lounge/Dining Room
- Balcony Overlooking The Communal Grounds
- Allocated Parking Space

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.

£130,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HEL103073 - 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.

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 off for Mile Cross Lane, and then take the right-hand turn onto Weston Road, then the first left onto Dalrymple Way, followed by the right turn into Bentley Way, where the block of flats can be found.



william h brown



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