



**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 ground floor flat. Bentley Way is within reach of the inner ring road of Norwich as well as a variety of local services and amenities. Further offering two good size bedrooms and gas fired central heating.



## Accommodation

A SUPERB TWO BEDROOM GROUND FLOOR APARTMENT tucked away within a cul-de-sac location to the north of the city of Norwich. The apartment has a shared communal ground floor entrance and allocated off-road parking, gas fired central heating and upvc double glazed windows. There is a spacious open-plan lounge/dining room and practical kitchen with a good amount of cupboard space, The shower room with wc and wash basin are well maintained.

Internally the accommodation comprises of; entrance hall, shower room, two bedrooms, living/dining, and kitchen.

Bentley Way would make an ideal first time buy, investment or downsize purchase. Viewing is highly advised!

## Entrance Hall

Private entrance door, storage cupboard and gives access to shower room, two bedrooms and living/dining room.

## Open-Plan Living/Dining Room

16' 3" x 1' 11" ( 4.95m x 0.58m )

Upvc double glazed window to rear aspect and external door opening to communal garden, radiator and giving access to kitchen.

## Kitchen

7' 11" x 7' 10" ( 2.41m x 2.39m )

A range of wall and base units with work surfaces over, space for free standing cooker, and fitted extractor fan, plumbing for washing machine and dishwasher and UPVC double glazed window to rear aspect.

## Bedroom One

13' 7" x 9' ( 4.14m x 2.74m )

UPVC double glazed window to front aspect and radiator.

## Bedroom Two

6' 11" x 8' 1" ( 2.11m x 2.46m )

Upvc double glazed window to front aspect and radiator.

## Shower Room

Suite comprising shower cubical, wc, and wash hand basin.

## Outside

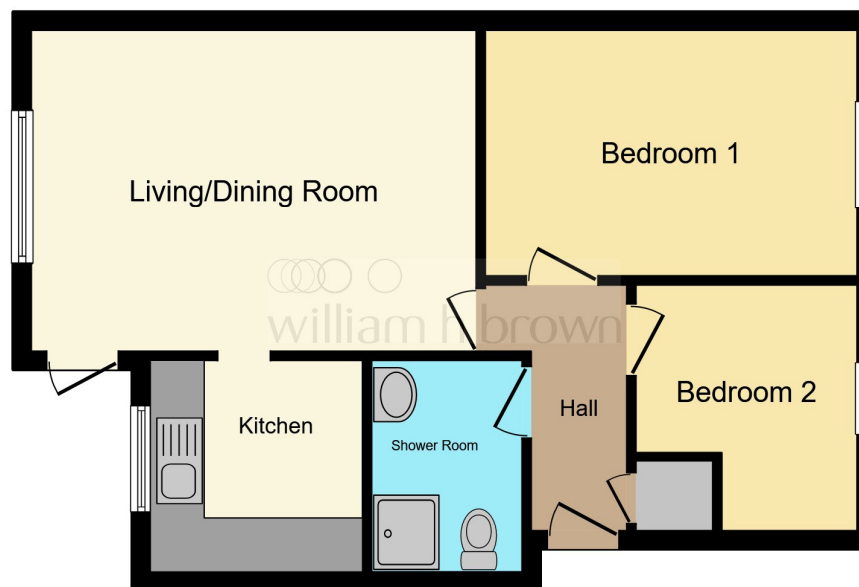
This property benefits from access to a communal garden and further leads to an allocated parking space.

## Agent Note

This property is leasehold, the lease is 125 years from 1st June 1990 with 90 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

Agents Note: 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.



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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## **Bentley Way, Norwich**

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

Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: Ask Agent

Ground Rent: Ask Agent

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.

# £150,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
HEL103145 - 0002

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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.



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