





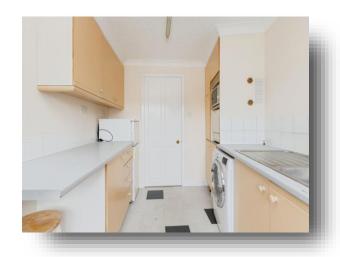




## welcome to

# **Norwich Street, Hingham Norwich**

First floor flat in a central location that is only a stroll away from all of the amenities, featuring a lounge/dining room, kitchen, bathroom and two bedrooms with allocated parking. The flat has recently been decorated and is offered chain free.













#### **Entrance Hall**

Vinyl floor doors to bedrooms, Kitchen, lounge and bathroom.

### **Lounge/ Dining Room**

13' 8" x 10' 7" ( 4.17m x 3.23m )

Fitted carpet, window to rear, storage heater, door to kitchen and door to hall way.

#### **Kitchen**

10' 8" x 5' 2" ( 3.25m x 1.57m )

Selection of base level and wall mounted storage units, cooker, space and plumbing for washer, upright fridge freezer. Sink with drainer and mixer tap.

#### **Bedroom One**

Fitted carpet, window to front, built in storage, radiator.

#### **Bedroom Two**

9' 6" max x 7' 9" max ( 2.90m max x 2.36m max ) fitted carpet, window to front aspect, radiator, storage space.

#### **Bathroom**

WC, bath, sink with vanity unit. window to front

### **Agents Notes**

We have been informed by the vendor that there is 969 years remaining on the lease. The ground rent is £150.79 and the service charge is £873.61 per annum. On completion we expect ground rent to be 0.



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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## **Norwich Street, Hingham Norwich**

- First Floor Flat
- Two Bedrooms
- Lounge/ Dining Room
- **Electric Heating**
- Private entrance

### Tenure: Leasehold EPC Rating: D

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

## offers in the region of

£130,000









postcode not the actual property

view this property online williamhbrown.co.uk/Property/ATB109595



Property Ref: ATB109595 - 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 quidance 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.



01953 452990



william h brown

Attleborough@williamhbrown.co.uk



Exchange Street, ATTLEBOROUGH, Norfolk, NR17 2AB



williamhbrown.co.uk

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.