



Norwich Street, Hingham, Norwich, NR9 4JJ

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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welcome to

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



Please note the marker reflects the postcode not the actual property

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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 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.

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