



Station Mews Station Road, Attleborough NR17 2AS

welcome to

Station Mews Station Road, Attleborough

A beautifully presented one bedroom ground floor apartment situated close to the town centre and local amenities. the property offers modern open plan living and stylish kitchen featuring integrated appliances, a spacious double bedroom and contemporary bathroom perfect for first time buyers



Description

Nestled just a short walk from the town centre and a wide range of local amenities, this beautifully presented one-bedroom ground floor apartment offers contemporary living in a highly convenient location. Perfect for first-time buyers, professionals, or investors, the property combines modern style with practical design to create a comfortable and low-maintenance home.

The accommodation comprises a welcoming entrance hall leading to a bright and spacious open-plan living area, ideal for both relaxing and entertaining. The modern fitted kitchen features sleek cabinetry, ample workspace, and a range of integrated appliances, including an oven and hob.

The generously sized double bedroom offers plenty of natural light and space for additional furnishings, while the stylish bathroom is fitted with a contemporary white suite and shower over bath. Additional benefits include double glazing, gas central heating

Kitchen

6' 4" x 10' 1" (1.93m x 3.07m)

plenty of storage and worktop space with integrated oven and hob and breakfast bar

Living Room

9' 4" x 14' 3" (2.84m x 4.34m)

front facing window

Bedroom One

6' 6" x 10' 11" (1.98m x 3.33m)

double bedroom with rear facing window

Bathroom

5' 7" x 10' 1" (1.70m x 3.07m)

Three piece suite complete with P shape bath



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



check out more properties at williamhbrown.co.uk



welcome to

Station Mews Station Road, Attleborough

- Ideal for First Time Buyers
- Modern Fitted Kitchen
- Close to Town Centre
- Contemporary Bathroom
- Allocated Parking

Tenure: Leasehold EPC Rating: D

Council Tax Band: A Service Charge: 700.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 10 Dec 2021. 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

check out more properties at williamhbrown.co.uk



Property Ref:
ATB110032 - 0003

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.



01953 452990



Attleborough@williamhbrown.co.uk



Exchange Street, ATTLEBOROUGH, Norfolk,
NR17 2AB



williamhbrown.co.uk