



Chapel Field East, Norwich NR2 1SF

welcome to

Chapel Field East, Norwich

William H Brown are pleased to present this ONE BEDROOM EXECUTIVE APARTMENT situated in the popular NR2 postcode with a UNIQUELY SPACIOUS BALCONY with EXCEPTIONALLY UNDISTURBED VIEWS OF CHAPELFIELD GARDENS. ***VIEWINGS ARE HIGHLY RECOMMENDED NOT TO MISS OUT ON THIS FANTASTIC APARTMENT!***



Entrance Hall

Double glazed door to the front aspect, Karndean flooring and doors to kitchen/lounge/diner, bedroom & bathroom.

Lounge/kitchen/diner

17' 10" max x 14' 11" max (5.44m max x 4.55m max)
Karndean flooring, a range of wall and base units with work surfaces over, stainless steel sink with splashback, radiator, integrated dishwasher; washing machine & fridge/freezer, electric hob, oven, extractor hood, microwave and double glazed sliding doors onto balcony.

Balcony

Double glazed sliding doors leading into the lounge/kitchen/diner. This balcony is an exceptional addition to this property and is extremely spacious with the added benefit of having gorgeous undisturbed views of Chapelfield gardens which are rare to come across in Norwich City Centre.

Bathroom

Tiled flooring, heated towel rail, bath with shower over, W/C, wash hand basin and airing cupboard.

Bedroom

12' 7" x 9' 10" (3.84m x 3.00m)
Karndean flooring, double glazed window to the front aspect and radiator.

Exterior

The property has underground parking.



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welcome to

Chapel Field East, Norwich

- Fantastic city centre location
- Beautiful undisturbed views of Chapelfield Gardens
- Uniquely spacious balcony
- Open plan living accommodation
- Underground parking

Tenure: Leasehold EPC Rating: C

offers in excess of

£250,000



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Please note the marker reflects the postcode not the actual property

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.



Property Ref:
NOR138431 - 0004

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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