



**Greyfriars Road, Norwich, NR1 1PR**

**welcome to**

**Greyfriars Road, Norwich**

**\*\*\*NO ONWARD CHAIN!!\*\*\*** A superb THREE BEDROOM PURPOSE BUILT 3RD FLOOR APARTMENT that has lovely views over the city and is ideal for a first time buyer or investment purchaser. **\*VIEWINGS ARE HIGHLY RECOMMENDED TO FULLY APPRECIATE THIS APARTMENT!\***



## Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of ?6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

## Communal Entrance Door

Secure phone entry system with stairs & lift access to 3rd floor.

## Entrance Hall

Entrance door, secure phone entry system, smooth ceiling and airing cupboard with plumbing for a washing machine (included in sale).

## Lounge/kitchen/diner

20' 9" x 19' 5" ( 6.32m x 5.92m )

Double glazed double doors to the front aspect with Juliet balcony & views over the castle, smooth ceiling and inset spotlighting.

Kitchen area: fully fitted comprehensive range of eye & base level kitchen units with fitted roll top work surfaces over & upstands, 1 1/2 size bowl sink unit, electric hob, extractor fan, built in stainless steel oven and built in fridge/freezer.

## Bedroom 1

13' 2" x 10' 4" ( 4.01m x 3.15m )

Double glazed window to the front aspect, smooth ceiling and built in wardrobe.

## Ensuite

Shower cubicle with inset mains fed shower, wash hand basin, low level W/C. extractor fan and spotlighting.

## Bedroom 2

9' 4" x 9' 3" ( 2.84m x 2.82m )

Double glazed window to the front aspect, radiator and built in storage cupboard.

## Bathroom

Suite comprising of panelled bath with attached shower, wash hand basin, low level W/C, fitted mirror, radiator, tiled splashbacks, smooth ceilings and extractor fan.

## Exterior

The exterior of the property has a central courtyard communal garden with planters & a seating area. The property has a secure undercroft parking space.



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## Greyfriars Road, Norwich

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- \*\*\* CASH ONLY!!! \*\*\*
- Very spacious two bedroom city centre apartment

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.

guide price

**£125,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
NOR139449 - 0006

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.



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