



Rumsey Wells Place, Norwich, NR2 4AT

welcome to

Rumsey Wells Place, Norwich

THIS IMMACULATELY PRESENTED TWO BEDROOM SECOND FLOOR APARTMENT is situated in the popular NR2 postcode and being sold with the added benefit of NO ONWARD CHAIN! ***Viewings are highly recommended to appreciate this fantastic apartment!!!!***



Secure Phone Entrance System

Door to front and stairs or lift to second floor.

Entrance Hall To Flat

With carpeted floor.

Lounge

15' 4" x 10' 5" (4.67m x 3.17m)

Two double glazed windows to front, TV point, carpeted floor and underfloor heating.

Kitchen/ Diner

13' 5" x 10' 1" (4.09m x 3.07m)

Double glazed window to side, integrated washing machine, dishwasher, fridge/ freezer, extractor fan, electric oven, electric hob, stainless steel one and a half sized bowl, wall based units, work surfaces and underfloor heating.

Bedroom One

17' 6" x 12' 2" (5.33m x 3.71m)

Two double glazed windows to rear, carpeted floor, underfloor heating, built in wardrobe and door to ensuite:-

Ensuite

Double glazed window to side, extractor fan, shower cubicle, wash hand basin, W/C and vinyl flooring.

Bedroom Two

15' 4" x 6' 6" (4.67m x 1.98m)

Double glazed window to front, carpeted floor, underfloor heating and storage cupboard.

Bathroom

Double glazed window to side, vinyl flooring, wash hand basin, W/C, bath with shower over and extractor fan.

Exterior

There's a communal terrace which is south facing with views over the city.



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Rumsey Wells Place, Norwich

- NO ONWARD CHAIN
- Ensuite & Bathroom
- Easy access to the city centre
- Over 55's development
- Immaculately presented throughout

Tenure: Leasehold EPC Rating: B

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 excess of

£180,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
NOR139398 - 0010

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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