

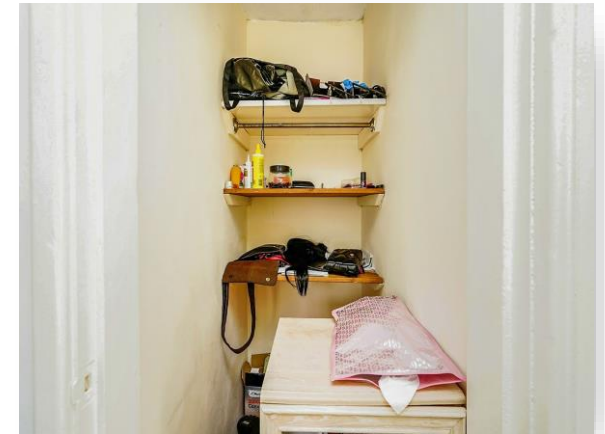


Denmark Road, Norwich, NR3 4JS

welcome to

Denmark Road, Norwich

Situated in one of Norwich's most popular locations of NR3 is THIS FIRST FLOOR PURPOSEBUILT STUDIO APARTMENT is a stunning investment opportunity, FOR SALE FOR INVESTORS ONLY!!!!



Entrance Door

Into communal entrance hall with stairs to first floor landing.

Bedroom/ Living Area

14' 5" x 10' 10" (4.39m x 3.30m)

With windows to front aspect and fitted electric heater.

Kitchen

8' 3" x 6' (2.51m x 1.83m)

Fitted range of eye and base level kitchen units, rolled top work surfaces, tiled splashbacks, stainless steel sink unit, space for cooker, space for fridge, plumbing for washing machine and window to side aspect.

Shower Room

Comprising of recessed tiled shower cubicle with shower curtain and inset shower, wash hand basin, W/C, tiled surrounds and window to side aspect.



view this property online williamhbrown.co.uk/Property/NOR139219



welcome to

Denmark Road, Norwich

- GUIDE PRICE £70,000 - £80,000
- Stunning NR3 location
- Purposebuilt studio for INVESTORS ONLY
- 964 year lease
- Garage underneath building

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

£70,000



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/NOR139219](https://www.williamhbrown.co.uk/Property/NOR139219)



Property Ref:
NOR139219 - 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.



william h brown



01603 760044



norwich@williamhbrown.co.uk



5 Bank Plain, NORWICH, Norfolk, NR2 4SF



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)