



Polypin Yard, Norwich, NR1 1RG

welcome to

Polypin Yard, Norwich

THIS TWO BEDROOM FIRST FLOOR APARTMENT is situated in the popular NR1 postcode just to the south of Norwich city centre. The property would make a fantastic first time buy or investment purchase and is being sold with the added benefit of NO ONWARD CHAIN! **Viewings are highly recommended!!**



Secure Phone Entry System

Stairs to first floor.

Entrance Hall

Door to front, laminated floor and airing cupboard.

Lounge/ Diner

11' 10" x 16' 9" (3.61m x 5.11m)

Double glazed window to side, laminated floor, electric radiator, TV point and phone point.

Kitchen

8' 10" x 6' 7" (2.69m x 2.01m)

Wall base units, work surfaces, space for washing machine, space for fridge/ freezer, stainless steel one sized bowl, extractor fan and space for cooker.

Bedroom One

13' 1" x 9' 1" plus recess (3.99m x 2.77m plus recess)

Double glazed window to front, laminated floor, electric radiator and TV point.

Bedroom Two

9' 5" x 7' 3" (2.87m x 2.21m)

Double glazed window to front, laminated floor, phone point and electric radiator.

Bathroom

Vinyl flooring, electric radiator, wash hand basin, W/C and bath.



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welcome to

Polypin Yard, Norwich

- NO ONWARD CHAIN
- Walking distance to the city centre and train station
- Perfect for first time buyers or investment
- Highly sought after location
- Open plan lounge/ diner

Tenure: Leasehold EPC Rating: C

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

£150,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
NOR140142 - 0005

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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