



Octagon Court, Calvert Street, Norwich, NR3 1AN

welcome to

Octagon Court Calvert Street, Norwich

Octagon Court is a stunning grade II listed building which was lovingly converted into beautiful apartments. THIS ONE BEDROOM FLAT is located to the ground floor and its OFFERED CHAIN FREE! **Typically properties in this area sell very quickly so we do ask that interested parties get in touch!**



Lounge

16' 1" x 12' 4" (4.90m x 3.76m)

Windows to front and rear aspects and wooden flooring.

Kitchen

8' 2" x 6' 6" (2.49m x 1.98m)

Base units, stainless steel sink unit, plumbing for washing machine, under counter fridge, gas hob, electric oven and internal window.

Bedroom One

10' 2" x 7' 9" (3.10m x 2.36m)

Window to side and rear, wooden flooring and radiator.

Bathroom

Bath with shower over, W/C, wash hand basin, wooden floorboards, window to front and radiator.

Exterior

The property has non allocated residents secure car park.



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welcome to

Octagon Court Calvert Street, Norwich

- Grade II listed building
- Residents car park
- One bedroom ground floor flat
- Close to the city centre and amenities
- OFFERED CHAIN FREE

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.

£170,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
NOR140185 - 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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