









# welcome to

# **Mulberry Close, Norwich**

\*NO ONWARD CHAIN!\* A truly outstanding & luxurious TWO DOUBLE BEDROOM DUPLEX STYLE APARTMENT fashioned over the 3rd & 4th floors of this impressive building which lies on the fringe of Norwich's riverside development.

\*\*MUST BE VIEWED TO BE FULLY APPRECIATED!\*\*













#### **Entrance Hall**

Entrance door, airing cupboard, phone entry system and stairs to the first floor.

## Cloakroom/utility

Vanity wash hand basin, low level W/C, washing machine included in sale and double glazed window to the rear aspect.

## Lounge

16' 11" x 10' 11" ( 5.16m x 3.33m )

Two windows to the rear aspect, feature fireplace and radiator.

### Kitchen/diner

14' 7" x 10' 7" ( 4.45m x 3.23m )

Fully fitted comprehensive range of eye & base level kitchen units with fitted work surfaces over, splashbacks, fitted breakfast bar, built in hob & oven with inset extractor fan, built in wine rack, dishwasher & fridge/freezer included in sale and window to the front aspect.

#### **Second Floor**

(on fourth floor of apartment block)

### **Bedroom 1**

16' 10" max x 11' max ( 5.13m max x 3.35m max ) Wealth of fitted bedroom furniture and desk with double & single fitted wardrobes and 2 skylight windows.

#### **Ensuite**

Shower cubicle with mains fed shower, vanity wash hand basin, low level W/C, extractor fan and wall mounted hair dryer & medicine cabinet.

#### **Bedroom 2**

11' 4" x 10' 10" ( 3.45m x 3.30m )

Velux window to the front aspect, radiator and triple mirror fronted built in wardrobe.

## **Ensuite**

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

tiled splashbacks.

#### Exterior

Outside there is undercroft car port style parking.





## welcome to

# **Mulberry Close, Norwich**

- Superb central city two bedroom duplex apartment
- Luxury accommodation spread over two floors
- Undercroft style car port parking
- Two double bedrooms both with fitted wardrobes & ensuite shower rooms
- Quiet cul de sac location

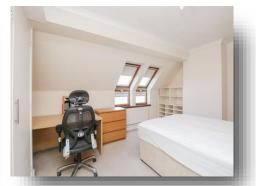
Tenure: Leasehold EPC Rating: D

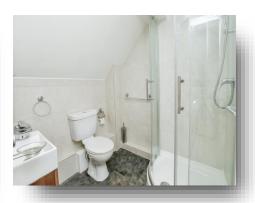
This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

£230,000









view this property online williamhbrown.co.uk/Property/NOR140421



Property Ref: NOR140421 - 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.





01603 760044



norwich@williamhbrown.co.uk



5 Bank Plain, NORWICH, Norfolk, NR2 4SF



williamhbrown.co.uk

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.