



**Cremorne Lane, Norwich NR1 1YW**

**welcome to**

**Cremorne Lane, Norwich**

THIS WELL PRESENTED TWO BEDROOM GROUND FLOOR APARTMENT is situated in the popular NR1 postcode just to the east of city centre. The property would make a fantastic first time buyers or investment purchase and is being sold with the added benefit of NO ONWARD CHAIN!

\*Viewings are highly recommended!\*



## **Secure Phone Entry System Entrance Hall**

Door to front and carpeted floor.

## **Lounge/ Diner**

16' 3" x 11' 10" ( 4.95m x 3.61m )

Double glazed window to side, door to balcony, carpeted floor, TV point and phone point.

## **Kitchen**

7' 9" x 7' 6" ( 2.36m x 2.29m )

Double glazed window to rear, boiler, stainless steel one sized bowl, electric oven, electric hob, extractor fan, vinyl flooring, wall base units, work surfaces, space for fridge/ freezer and space for washing machine.

## **Bathroom**

Vinyl flooring, radiator, wash hand basin, W/C, bath with shower over and extractor fan.

## **Bedroom One**

13' 6" x 8' 9" ( 4.11m x 2.67m )

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

## **Bedroom Two**

8' 3" x 6' 11" ( 2.51m x 2.11m )

Double glazed window to front, carpeted floor and radiator.

## **Exterior**

There is secure allocated parking with communal gardens mainly laid to lawn.



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welcome to

## Cremorne Lane, Norwich

- NO ONWARD CHAIN
- Allocated parking
- Walking distance to the city centre/ train station
- Communal gardens
- Well presented throughout

Tenure: Leasehold EPC Rating: Awaiting

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:  
NOR139444 - 0003

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