

Golding Place, Norwich NR2 4BD



welcome to

Golding Place, Norwich

*** PERFECT FOR FIRST TIME BUYERS/ INVESTORS!! *** THIS WELL PRESENTED TWO BEDROOM FIRST FLOOR APARTMENT is situated in the highly popular NR2 postcode to the west of Norwich city centre. The property itself would make a fantastic first time purchase and early viewings are highly recommended!!













Lounge

18' 11" x 10' 2" (5.77m x 3.10m) Door to front, two windows to the side, carpeted floor, radiator and storage.

Kitchen

 $8^{\prime}\,6^{\circ}$ x 11' 3° (2.59m x 3.43m) Storage, fridge/ freezer, sink unit, oven, window to front and tiled flooring.

Bedroom One

11' 2" x 10' 2" ($3.40m\ x\ 3.10m$) Window to side, wardrobe, carpeted floor and radiator.

Bedroom Two

9' 4" x 8' 7" (2.84m x 2.62m) Window to front, carpeted floor and radiator.

Bathroom

 $\ensuremath{\mathsf{W/C}}\xspace$, paneled bath tub, wash hand basin, tiled walls and tiled flooring.





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- Storage shed
- Spacious lounge
- Walking distance to the city centre
- Well presented throughout
- Communal gardens

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



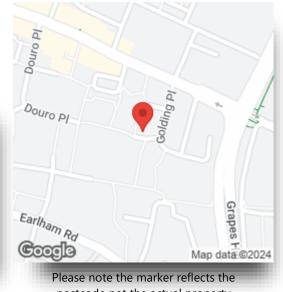


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Property Ref: NOR140367 - 0002 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 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.



postcode not the actual property

william h brown



01603 760044



norwich@williamhbrown.co.uk

5 Bank Plain, NORWICH, Norfolk, NR2 4SF



williamhbrown.co.uk