









## welcome to

# **East Lodge Harvey Lane, Norwich**

A beautifully presented and much improved TWO BEDROOM PURPOSEBUILT GROUND FLOOR GARDEN APARTMENT situated in a a sought after east city suburb. The property offers great access to the city centre, train station, Riverside as well as Thorpe St Andrew. \*\*\* Viewings are highly recommended!! \*\*\*













#### **Communal Entrance Door**

Secured phone entry system.

#### **Apartment Hallway**

Smooth ceiling, wall mounted entry phone system and built in storage cupboard.

## **Living/ Dining/ Kitchen Area**

23' 5" x 13' 3" ( 7.14m x 4.04m )

Superb open plan living space with UPVC window and patio doors overlooking communal gardens and accessing the private patio.

A stunning fitted range of eye and base level kitchen units, built in induction hob, extractor fan, built in microwave & oven, plumbing for washing machine, stainless steel sink unit, spacer for upright fridge/freezer, glass splashbacks, wall mounted gas fired boiler for heating & hot water and spotlighting.

#### **Bedroom One**

11' 5" x 8' 7" ( 3.48m x 2.62m ) UPVC window to front aspect, radiator and smooth plastered ceiling.

#### **Bedroom Two**

11'  $\times$  9' 8" (  $3.35m \times 2.95m$  ) UPVC window to front aspect, radiator and smooth plastered ceiling.

#### **Shower Room**

Shower cubicle, inset mains fed shower, wash hand basin, W/C, UPVC window to side aspect, tile surrounds and chrome ladder radiator.

#### **Exterior**

To the front, there is an allocated off-road parking space as well as three visitors spaces for the building and a shared brick built store.

Accessed via patio doors from the lounge/ dining/ kitchen there is a private paved patio area overlooking nicely clipped Laurel hedging affording a good level of privacy.





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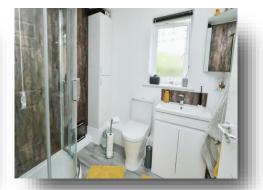
- Luxury two bedroom apartment
- Private patio and communal gardens
- Allocated and visitors parking
- East city location
- Wonderful refitted kitchen and shower room

### 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.

# £190,000









Please note the marker reflects the postcode not the actual property

## view this property online williamhbrown.co.uk/Property/NOR140519



Property Ref: NOR140519 - 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.

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