

## Maidstone Road, Norwich, NR1 1EA



## welcome to

## Maidstone Road, Norwich

THIS WELL PRESENTED TWO BEDROOM SECOND FLOOR APARTMENT is situated in the heart of the city centre. The property would make a fantastic first time buy/ investment and is being sold with the added benefit of NO ONWARD CHAIN!\* Viewings are highly recommended not to miss out on this great apartment!! \*













#### **Entrance Hall**

Secure phone entry system, stairs to first floor, door to front, laminate flooring, radiator and storage cupboard housing the washing machine.

#### **Open Plan Lounge/Kitchen/Diner**

17' 1" x 15' 2" ( 5.21m x 4.62m ) Laminate floor, vaulted ceilings, TV point, phone point, Juliet balcony to front, integrated fridge/ freezer, integrated dish washer, wall base units, work surfaces, electric oven, electric hob and extractor fan.

#### **Bedroom One**

17' 1" x 8' 6" ( 5.21m x 2.59m ) Double glazed window to front, carpeted floor, radiator and TV point.

#### **Bedroom Two**

15' 2" x 10' 3" (  $4.62m\ x\ 3.12m$  ) Double glazed window to rear, built in wardrobe, carpeted floor and radiator.

#### Bathroom

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

**Exterior** There is one allocated parking space.

#### Agents Note

The service/appliances have not, and will not be tested





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- NO ONWARD CHAIN
- Secure underground alloacted parking
- Walking distance to the city centre/ train station
- Perfect for first time buyers/ investors
- Open plan lounge/ kitchen/ diner

### Tenure: Leasehold EPC Rating: D

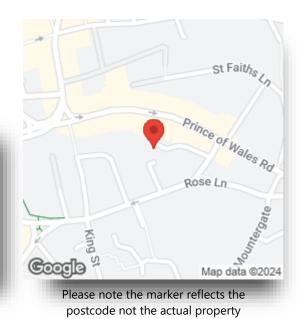
This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

# £170,000









view this property online williamhbrown.co.uk/Property/NOR140643



Property Ref: NOR140643 - 0003 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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