



Surrey Street, Norwich, NR1 3NX

welcome to

Surrey Street, Norwich

THIS GREAT SIZED ONE BEDROOM APARTMENT located in the basement a luxury development. This apartment would be suitable either for first time buyers, investors or those simply in need of a city centre base. ** To schedule a private viewing, please contact the office at your earliest convenience!!! **



Entrance Hall

Stone tiled flooring and radiator.

Lounge

17' 7" x 16' 9" (5.36m x 5.11m)

Window to front, carpeted floor, original features and radiator.

Kitchen/ Diner

17' 8" x 15' 5" (5.38m x 4.70m)

Sink one and a half sized bowl, gas hob, integrated fridge/ freezer, integrated dish washer, cooker head, central heating boiler, feature fireplace surround, radiator and stone tiled flooring.

Master Bedroom

19' 9" x 9' 9" (6.02m x 2.97m)

Door to front, radiator and carpeted floor.

Wet Room

Shower, wash hand basin, W/C, heated towel rail, extractor fan, fully tiled and safety flooring.



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Surrey Street, Norwich

- Great sized one bedroom apartment
- Three separate entrances
- Original features
- Perfect for first time buyers/ investors
- Easy walking distance to the city centre

Tenure: Leasehold EPC Rating: E

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

£200,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
NOR140541 - 0006

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.



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