









welcome to

Grosvenor House Prince Of Wales Road, Norwich

THIS TWO BEDROOM APARTMENT is situated in a central location and easy walking distance to Norwich city centre and is being sold with the added benefit of NO ONWARD CHAIN! It would be an ideal first time buy or buy to let investment. ** Early viewings are highly recommended!! **













Entrance Hall

Carpeted floor and electric wall heater.

Kitchen/ Lounge 19' 11" x 14' 7" (6.07m x 4.45m)

Window to rear, laminate flooring, wall & base units, work surfaces, integrated fridge/ freezer, integrated microwave, one & a half bowl stainless steel sink unit, electric oven, electric hob, cooker head and airing cupboard.

Bedroom One

14' 8" x 10' 1" (4.47m x 3.07m) Window to rear, carpeted floor and electric wall heater.

Bedroom Two

14' 9" x 9' 6" (4.50m x 2.90m) Window to rear, carpeted floor and electric wall heater.

Bathroom

Bath with shower over, wash hand basin, W/C, heated towel rail, extractor fan and tiled flooring.





welcome to

Grosvenor House Prince Of Wales Road, Norwich

- Ideal first time buy/ buy to let investment
- Easy walking distance to the city centre
- Open plan kitchen/ lounge
- NO ONWARD CHAIN
- On the first floor of an executive development

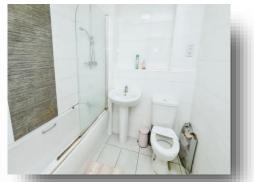
Tenure: Leasehold EPC Rating: C

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

£160,000









postcode not the actual property

view this property online williamhbrown.co.uk/Property/NOR140784



Property Ref: NOR140784 - 0004 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 quidance 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.







norwich@williamhbrown.co.uk



5 Bank Plain, NORWICH, Norfolk, NR2 4SF



williamhbrown.co.uk

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.