









## welcome to

# The Watering, Norwich

A BEAUTIFULLY PRESENTED ONE BEDROOM PURPOSE BUILT APARTMENT situated in this superb development which lies just off Oak Street to the north of Norwich. The property benefits from secure gated entry system undercroft parking and communal gardens.













#### **Entrance Hall**

Entry phone system.

#### **Inner Hallway**

Built in storage cupboard.

### **Lounge/ Diner/ Kitchen**

25' 11" x 12' 4" ( 7.90m x 3.76m )

Fully fitted comprehensive range of eye & base level kitchen units, work surfaces over, stainless steel one & a half sized bowl, built in electric hob, built in electric oven, plumbing for washing machine plumbing for dishwasher, vinyl flooring to the kitchen area, carpeted flooring to the lounge/ dining area and double doors leading to balcony.

#### **Master Bedroom**

12' 7" x 8' 11" ( 3.84m x 2.72m ) Window to side aspect and built in wardrobe.

#### **Shower Room**

Shower cubicle, wash hand basin, W/C, tiled surrounds, chrome ladder radiator and laminate flooring.

#### **Exterior**

The property has a secure parking space and communal gardens mainly laid to lawn with views of the river.





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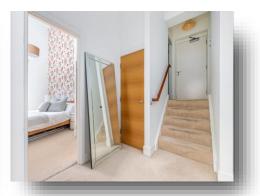
- Superb one bedroom purpose built apartment
- 25 ft open plan lounge/ dining/ kitchen space
- Private balcony with views of the communal gardens & river
- Secure gated entry system undercroft parking
- Excellent decorative order

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.

# £180,000









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Property Ref: NOR138066 - 0008 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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