

Horn Pie Road, Norwich, NR5 9PW



welcome to

Horn Pie Road, Norwich

THIS IMMACULATELY PRESENTED TWO BEDROOM FIRST FLOOR APARTMENT would make a fantastic by to let investment or ideal for hospital workers in an incredibly sought after location. **Viewings are highly recommended not to miss out on this fantastic apartment!!!!**













Entrance Hall

Radiator, laminate flooring, built in storage cupboard and airing cupboard.

Lounge

15' 4" x 14' 4" (4.67m x 4.37m) Window and Juliet balcony to the front and laminate flooring.

Kitchen

10' 9" x 6' 2" (3.28m x 1.88m) Window to rear, sink one and a half size bowl, tiled splashbacks, integrated dishwasher, integrated washing machine, electric oven and gas hob.

First Floor Landing Bedroom One

 $8^{\circ}\,8^{\circ}\,x$ 11' 6" ($2.64m\,x\,3.51m$) Window to front, built in cupboard, radiator, carpeted floor and door to ensuite:-

Ensuite

Shower cubicle, W/C, wash hand basin, radiator and extractor fan.

Bedroom Two 7' 4" x 11' 8" (2.24m x 3.56m) Window to front, carpeted floor and radiator.

Bathroom

Window to side, bath with shower over, W/C, wash hand basin and radiator.





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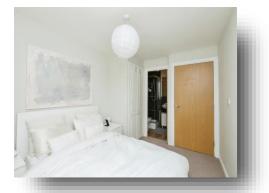
- First floor apartment
- Immaculately presented throughout
- In a sought after location
- Fantastic buy to let investment or ideal for hospital workers
- Two good sized bedrooms

Tenure: Leasehold EPC Rating: B

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

£175,000





view this property online williamhbrown.co.uk/Property/NOR140792



Property Ref: NOR140792 - 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.

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Tolye Rd Bishy Barnebee Way The Runnel Playground Sukey Way Map data ©2024

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