



Cardington Court, Acle, Norwich, NR13 3RL

welcome to

Cardington Court, Acle Norwich

THIS IMMACULATELY PRESENTED TWO BEDROOM GROUND FLOOR APARTMENT is situated in a desirable location within the sought after Broadland village of Acle. Boasting high quality finishes throughout. ** Viewings are highly recommended not to miss out on this great ground floor apartment!!! **



Entrance Hall

Solid oak flooring and two cupboards.

Lounge

19' 10" x 10' 6" (6.05m x 3.20m)

French doors to communal garden, window to rear, electric fire and solid wood flooring.

Kitchen

10' 9" x 6' 2" (3.28m x 1.88m)

Wall & base units, work surfaces, one bowl stainless steel sink unit, electric hob, electric oven, cooker hood, integrated fridge/ freezer, integrated washing machine, central heating boiler and solid wood flooring.

Bedroom One

11' 8" x 10' (3.56m x 3.05m)

Window to side, carpeted floor and radiator.

Bedroom Two

11' 8" x 7' 2" (3.56m x 2.18m)

Window to front, carpeted floor and radiator.

Bathroom

Bath with shower over, wash hand basin, wc, extractor fan, heated towel rail and vinyl flooring.



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Cardington Court, Acle Norwich

- Two bedroom ground floor apartment
- Fantastic first time buy or investment
- Communal gardens
- Quality finishes throughout
- Sought after location

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.

offers in excess of

£135,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
NOR140984 - 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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