

Woodpecker Court, Woodpecker Way, Costessey, Norwich, NR8 5FE



welcome to

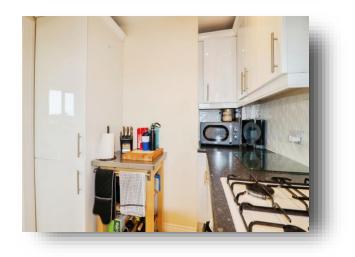
Woodpecker Court Woodpecker Way, Costessey Norwich

*** A STUNNING THIRD FLOOR (TOP FLOOR) TWO BEDROOM APARTMENT boasting stunning views, allocated parking and views over Queen's Hill which really are a must see! It would make a brilliant buy to let, first time buy or downsize purchase and must be viewed to be fully appreciated!! ***













Communal Entrance Hall

Stairs to third floor landing.

Entrance Hall Wall mounted entry system and radiator.

Lounge/ Dining Room 17' 4" x 15' 11" (5.28m x 4.85m) Two UPVC windows to front aspect with views over Queen's Hill.

Kitchen

10' 5" x 7' 4" (3.17m x 2.24m) Fully fitted comprehensive range of eye & base level kitchen units, rolled top work surfaces, tiled splashbacks, tiled flooring, built in gas hob, built in gas oven and plumbing for washing machine.

Bedroom One

11' 11" x 8' 6" (3.63m x 2.59m) UPVC window to front aspect, radiator and door to ensuite:-

Ensuite

Shower cubicle with mains fed shower, wash hand basin, wc, extractor fan, smooth plastered ceilings and spotlighting.

Bedroom Two

9' x 8' 1" (2.74m x 2.46m) UPVC window to front aspect and radiator.

Bathroom

Paneled bath, wash hand basin, wc, radiator, tiled flooring and tiled surrounds.

Exterior

The property has allocated off-road parking.





welcome to

Woodpecker Court Woodpecker Way, Costessey Norwich

- Stunning penthouse style two bedroom apartment
- Outstanding views over Queen's Hill
- Allocated parking
- Immaculate decorative order
- Very spacious

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

£150,000



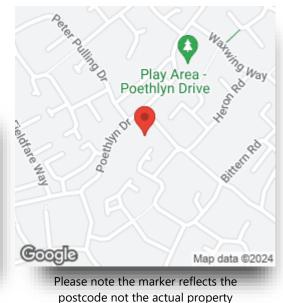


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Property Ref: NOR141254 - 0002 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 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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