

property details **approval form**

3 Norris Court, Norwich, Norfolk, England, NR3 1JP

Date: 13 September 2024

Property Ref and Version: NOR141022 - 0001

selling your home with us!

Not for marketing purposes INTERNAL USE ONLY

>> **let's get your property sold!**

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

1. Price
2. Key Features
3. Short Description
4. Long Description
5. Room Description
6. Directions
7. Property Images
8. Floor Plan

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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>> **price**

£70,000

Tenure: Leasehold

This is a Leasehold property with details as follows; Term of Lease 99 years from 05 Dec 1978.

>> **key features**

- > NO ONWARD CHAIN
- > City centre
- > Communal Garden
- > Walking distance to the Cathedral
- > Perfect first time buy or investment
- > EPC Rating: D

>> **short description**

THIS WELL PRESENTED GROUND FLOOR STUDIO FLAT is situated in the heart of Norwich city centre just off of the historic Elm Hill. The property would make a fantastic first time buy or investment purchase and benefits from NO ONWARD CHAIN, **

>> **long description**

THIS WELL PRESENTED GROUND FLOOR STUDIO FLAT is situated in the heart of Norwich city centre just off of the historic Elm Hill. The property would make a fantastic first time buy or investment purchase and benefits from NO ONWARD CHAIN, landscaped communal garden and its within easy walking distance of the train station, bus station and the whole of the city centre.

Accommodation comprises of open plan bedroom/ lounge/ diner, kitchen and bathroom. Outside, there's a communal garden.

** Viewings are highly recommended not to miss out on this great studio apartment!! **

>> **directions**

Your William H Brown office: 5 Bank Plain, NORWICH, Norfolk, NR2 4SF

T 01603 760044 **E** norwich@williamhbrown.co.uk

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>> **Agent Note**

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>> **room description**

Bedroom/ Lounge/ Diner

14' 4" x 10' 1" (4.37m x 3.07m)

Double glazed door to front, double glazed window to front, laminate flooring, electric radiator, TV point, phone point.

Kitchen

Laminate flooring, space for fridge/ freezer, wall base units, work surfaces, sink, electric oven and electric hob,

Bathroom

Bath with shower over, wash hand basin, W/C and tiled flooring and space for washing machine.

Exterior

Communal gardens that are mainly laid to lawn with shrubs and mature trees

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>> **room description**

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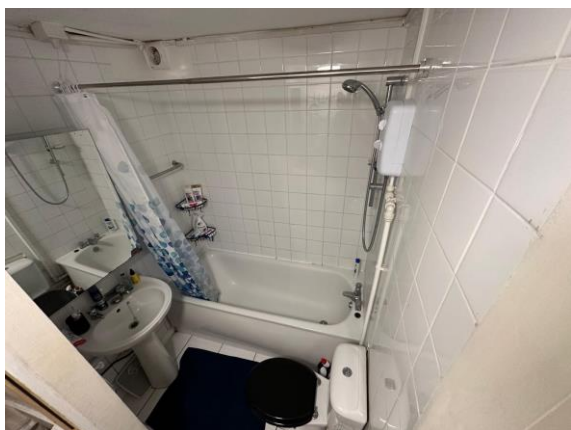
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>> property images



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>> **floor plan**

>> **approval**

	Signature	Date
Adam Mixer		
Mrs R. Vianna		

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