

# property details **approval form**

24 Blackfriars Street, Norwich, Norfolk, England, NR3 1SF

**Date:** 26 September 2024

**Property Ref and Version:** NOR141255 - 0004

## 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**

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£135,000

Tenure: Leasehold

This is a Leasehold property with details as follows; Term of Lease 999 years from 04 Jun 2015.

## >> **key features**

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- > Allocated parking space
- > Close proximity to amenities
- > Great first time buy or investment
- > Open plan lounge/ kitchen
- > Communal lawned area
- > EPC Rating: C

## >> **short description**

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THIS OPEN PLAN, 1 BEDROOM GROUND FLOOR APARTMENT located within close proximity to many local amenities and the property offers an allocated parking space and access to a communal lawned area. \*\*\* To schedule a private viewing, please do get in touch with the office!! \*\*\*

## >> **long description**

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William H Brown are pleased to present to the market THIS OPEN PLAN, 1 BEDROOM GROUND FLOOR APARTMENT located within close proximity to many local amenities including a variety of shops, restaurants and the Cathedral within walking distance. The property benefits from a private entrance to the front, or rear access via a communal entrance. Internally the property benefits from a hall entrance with a spacious bedroom to the left, the bathroom in front of you and the open plan lounge/ kitchen to the right. Externally the property offers an allocated parking space and access to a communal lawned area.

\*\* To schedule a private viewing, please do get in touch with the office!! \*\*

## >> **directions**

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## >> **Agent Note**

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## >> **room description**

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### **Lounge/ Kitchen**

Stainless steel sink unit, plumbing for washing machine, electric oven, electric hob, cooker head, central heating boiler, two radiators and window to front.

### **Bedroom One**

Window to front, carpeted floor and radiator.

### **Bathroom**

Bath with shower over, wash hand basin, wc and heated towel rail.

### **Rear Hall**

Access to the communal area, radiator and vinyl flooring.

### **Exterior**

The property has an allocated parking space.

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## >> **property images**

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## >> **floor plan**

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## >> **approval**

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	<b>Signature</b>	<b>Date</b>
<b>Adam Lynch</b>		
<b>Miss K. Kiddell</b>		

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

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