



Austin House, King Street, Norwich, NR1 1FW

welcome to

Austin House King Street, Norwich

COMING SOON Professional photos to follow** 75% SHARED OWNERSHIP** William H Brown are delighted to present to the market this immaculately presented 2 bedroom, 3rd floor apartment boasting a balcony from the lounge area. ***VIEWINGS ARE HIGHLY RECOMMENDED NOT TO MISS OUT ON THIS GREAT OPPORTUNITY!***



Entrance Hall

Entrance door, storage cupboard, electric wall heater and Karndean flooring.

Lounge/Kitchen

23' 5" x 10' (7.14m x 3.05m)

Patio doors to balcony, electric wall heater, wall & base units with work surfaces over, sink, integrated washing machine; dishwasher & fridge/freezer and Karndean flooring.

Bedroom 1

15' 7" x 8' 2" (4.75m x 2.49m)

Double glazed window to the rear aspect, carpeted flooring and electric wall heater.

Bedroom 2

15' 7" x 7' 10" (4.75m x 2.39m)

Double glazed window to the rear aspect, carpeted flooring and electric wall heater.

Bathroom

W/C, vanity wash hand basin, shower cubicle, heated towel rail, extractor fan and Karndean flooring.



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Austin House King Street, Norwich

- ** 75% SHARED OWNERSHIP**
- 2 bedroom, 3rd floor apartment
- Benefits from approximately 8 years of a 10 year NHBC warranty
- Allocated parking space
- VIEWINGS ADVISED!

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.

£176,250



Please note the marker reflects the postcode not the actual property

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Property Ref:
NOR141507 - 0004

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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