









# welcome to

# **Harvey Lane, Norwich**

THIS GROUND FLOOR APARTMENT is situated on Harvey Lane and as such offers a prime location close to many local amenities in within easy commutable distance and is offered in a relative unused condition as the current owner. \*\* Please contact the office to view!! \*\*













#### **Entrance Hall**

Laminate flooring and radiator.

### Lounge

12' 6" x 10' 2" ( 3.81m x 3.10m )

Window to rear, built in cupboard, laminate flooring and radiator.

## Kitchen/ Lounge

14' 2" x 19' 5" ( 4.32m x 5.92m )

Wall & base units, work surfaces, stainless steel one & a half bowl stainless steel sink unit, integrated fridge/ freezer and laminate flooring.

#### **Bathroom**

Bath with shower over, wash hand basin, wc and window to rear.

#### **Exterior**

To the rear, there is a private garden accessed via the lounge/ kitchen with an electric car charging point, one allocated parking space and additional visitor parking.

### **Agents Note**

Currently, the Vendor's' details do not match the Registered Title at Land Registry. Please ask the Branch for more details.





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# Harvey Lane, Norwich

- Close to local amenities
- One Allocated parking space and visitors parking
- Immaculate condition
- Enclosed rear garden
- Well equipped kitchen/ lounge

#### 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.

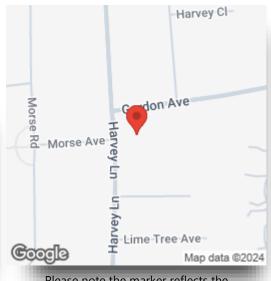
offers in excess of

£180,000









Please note the marker reflects the postcode not the actual property

## view this property online williamhbrown.co.uk/Property/NOR140462



Property Ref: NOR140462 - 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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