



**Knowland Grove, Norwich, NR5 8YD**

**welcome to**

**Knowland Grove, Norwich**

**\*\*\*AN IMPRESSIVE AND IMMACULATELY PRESENTED TWO BEDROOM GROUND FLOOR PURPOSE BUILT APARTMENT located west of Norwich within easy access of the City, Longwater Retail Park as well as the UEA and N&N hospital!\*\*\***



### **Entrance Hall**

Door to front.

### **Lounge/ Dining Room**

19' 1" x 15' 11" ( 5.82m x 4.85m )

With uPVC windows to front and side aspect.

### **Kitchen**

11' x 8' 6" ( 3.35m x 2.59m )

Fully fitted and comprehensive range of eye and base level kitchen units, fitted roll-top work surfaces and tiled splashbacks. Plumbing for dishwasher, plumbing for washing machine and space for cooker, uPVC window to front aspect.

### **Bedroom One**

13' 4" x 11' 6" ( 4.06m x 3.51m )

uPVC window to side aspect and built-in double wardrobe.

### **Bedroom Two**

14' 1" x 8' 11" ( 4.29m x 2.72m )

Built-in double wardrobe and uPVC window to front aspect.

### **Bathroom**

Suite comprising, bath, wash hand basin, tiled splashbacks and uPVC window to side aspect.

### **Separate Wc**

With low level WC.

### **Exterior**

The property has an external brick-built storage shed, with parking bays to the side which are non-allocated.



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## Knowland Grove, Norwich

- Superb two bedroom ground floor apartment
- Purpose built
- Exceptional decorative order
- Very spacious
- Ideal first time buy or investment

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.

# £140,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
NOR135342 - 0003

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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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