









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" \times 11' 6" ($4.06m \times 3.51m$) uPVC window to side aspect and built-in double wardrobe.

Bedroom Two

14' 1" x 8' 11" ($4.29 \, \text{m} \times 2.72 \, \text{m}$) 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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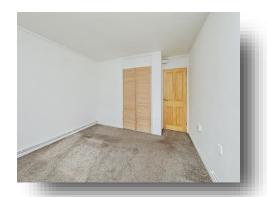
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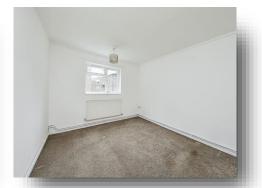
- Superb two bedroom ground floor apartment
- Purpose built
- Exceptional decorative order
- Very spacious
- Ideal first time buy or investment

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

view this property online williamhbrown.co.uk/Property/NOR135342



Property Ref: NOR135342 - 0003 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 quidance 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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