









# welcome to

# **Typesetters Way, Norwich**

\*\*\* THIS TWO BEDROOM APARTMENT is situated in this marquee development which lies in Norwich's over the water close to the city centre and train station. It would make a fantastic first time buy or buy to let investment and is being sold with the added benefit of NO ONWARD CHAIN! \*\*\*













### **Entrance Lobby**

Fitted letter boxes and stair & lift access.

#### **Entrance Hall**

Wall mounted phone system, built in cupboard and walk in utility cupboard with plumbing for washing machine.

# **Lounge/ Dining/ Kitchen**

21' 1" x 11' 11" ( 6.43m x 3.63m )

Double glazed doors to side and Juliet balcony with river views.

Kitchen area:- fully fitted comprehensive range of brand new soft close kitchen units with stone work surfaces, inset sink, built in Bosch microwave, built in Bosch oven and built in fridge/ freezer.

#### **Bedroom One**

18' 6" max. x 14' 3" max. ( 5.64m max. x 4.34m max. ) Double fitted mirror fronted wardrobe, window to side aspect and door to ensuite:-

#### **Ensuite**

Double shower cubicle, inset mains fed shower, wash hand basin, wc, large fitted mirror, chrome ladder radiator and extractor fan.

### **Bedroom Two**

14' x 11' 10" ( 4.27m x 3.61m ) Window to side aspect.

### **Family Bathroom**

Paneled bath with attached shower, fitted shower screen, wash hand basin, concealed wc, extractor fan and chrome towel radiator.

#### **Exterior**

The property has allocated off-road parking space with communal landscaped gardens.

The property is within minutes walk of the river with bridge access over to the city centre.

## **Agents Note**

Currently the vendors details do not match the registered title at Land Registry. Please ask the branch for more details.





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# **Typesetters Way, Norwich**

- GUIDE PRICE £325,000 £350,000
- Fully furnished home
- NO ONWARD CHAIN
- Beautifully spacious and well appointed
- Luxury kitchen

### 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.

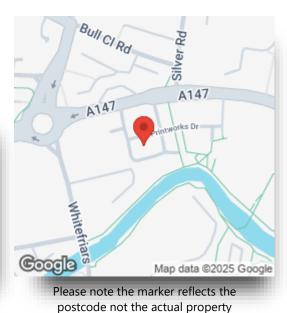
## guide price

£325,000









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Property Ref: NOR141833 - 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 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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