



Russell Street, Norwich NR2 4QT

welcome to

Russell Street, Norwich

THIS TWO BEDROOM APARTMENT is situated in the highly sought after NR2 postcode of Norwich. It would be an ideal first time buyer or investment purchase and is being sold with the added benefit of NO ONWARD CHAIN! ** Viewings are highly recommended not to miss out on this fantastic apartment!! **



Entrance Hall

Laminate floor and radiator.

Lounge

20' 8" x 10' 7" (6.30m x 3.23m)

Double aspect windows to front & rear, laminate flooring and radiator.

Kitchen

10' 5" x 7' 3" (3.17m x 2.21m)

Wall & base units, work surfaces, one & a half bowl stainless steel sink unit, space for freestanding cooker, cooker head over, cupboard and tiled flooring.

Bedroom One

11' 6" x 9' 8" (3.51m x 2.95m)

Window to front, radiator and laminate floor.

Bedroom Two

9' 8" x 7' 5" (2.95m x 2.26m)

Window to front and radiator.

Bathroom

Bath with shower over, wash hand basin, wc, extractor fan and partially tiled walls.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



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welcome to

Russell Street, Norwich

- NO ONWARD CHAIN
- Great first time buy or investment purchase
- In need of some modernisation
- Two bedrooms
- Sought after location

Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: Ask Agent

Ground Rent: Ask Agent

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

£125,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
NOR141807 - 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.



william h brown



01603 760044



norwich@williamhbrown.co.uk



5 Bank Plain, NORWICH, Norfolk, NR2 4SF



williamhbrown.co.uk