



**St. Simon Court, Norwich, NR3 1JX**



**welcome to**

**St. Simon Court, Norwich**

A SIMPLY OUTSTANDING SECOND FLOOR STUDIO APARTMENT \*\*\*WITH PARKING\*\*\* luxuriously refurbished by the present vendor, boasting stunning Cathedral views. The property is being sold with the added benefit of NO ONWARD CHAIN! \*\* The property must be viewed to be fully appreciated!! \*\*



**Communal Entrance Door**

With stairs to the second floor landing.

**Private Entrance Door**

Into apartment.

**Lounge/ Bedroom/ Kitchen Area**

19' 7" x 12' ( 5.97m x 3.66m )

Fully fitted corner range of eye and base level kitchen units, with stainless steel sink unit, cupboard housing plumbing for washing machine, built in fridge, built in electric hob, fitted breakfast bar, built in Eaves storage cupboards, Eaves wardrobes, fitted shelving, skylight window with UPVC windows to front and UPVC windows to side aspect.

**Ensuite**

Shower cubicle with inset shower, wash hand basin, W/C and Velux skylight window.

**Exterior**

The property has allocated off-road parking behind the development secured with security gates and a parking space for visitors.



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**welcome to**

## **St. Simon Court, Norwich**

- Truly outstanding city centre apartment
- Located in Norwich's historic Medieval quarter
- Wonderful Cathedral views
- Allocated parking secured with security gates and a parking space for visitors
- Brilliant city living

Tenure: Leasehold EPC Rating: D

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.

# £150,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
NOR142171 - 0002

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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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