



Greyfriars Road, Norwich, NR1 1PR

welcome to

Greyfriars Road, Norwich

*** THIS TWO BEDROOM PURPOSE BUILT APARTMENT situated on the very edge of Norwich city centre, close to local amenities would make a fantastic first time buy or investment purchase. The property has the added benefit of a secure entry phone system and allocated underground parking!!! ***



Communal Entrance Hall

Secure entry phone system.

Entrance Hall

Built in double airing cupboard and secure entry phone system.

Lounge/ Dining/ Kitchen

19' 10" x 17' 9" (6.05m x 5.41m)

Fully fitted range of eye & base level kitchen units, fitted upstands, freestanding cooker, space for washing machine, recently installed high efficiency electric radiator and Juliet doors to the Juliet balcony to front.

Bedroom One

12' 5" x 12' 4" (3.78m x 3.76m)

Built in double wardrobe, high efficiency electric radiator and door to ensuite:-

Ensuite

Window to front aspect, shower cubicle with inset mains fed shower, wash hand basin, wc and tiled splashbacks.

Bedroom Two

11' 8" x 9' 1" (3.56m x 2.77m)

Recently installed high efficiency electric radiator and window to front aspect.

Bathroom

Paneled bath, wash hand basin, wc, tiled splashbacks and extractor fan.

Exterior

The property has secure underground parking.

This apartment building faces a central courtyard with planted raised beds and seating area, opposite Maidstone Road. There is metered parking for visitors on Greyfriars Road as well as Rose Lane garden within minutes away.



view this property online williamhbrown.co.uk/Property/NOR141421



welcome to

Greyfriars Road, Norwich

- A great first time buy or investment purchase
- Secure entry phone system
- Allocated underground parking & visitors parking
- Ensuite & family bathroom
- Recently installed high efficiency electric radiators

Tenure: Leasehold EPC Rating: Exempt

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

£150,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/NOR141421



Property Ref:
NOR141421 - 0006

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