



Abbey Court, Norwich, NR1 2AW

welcome to

Abbey Court, Norwich

TWO BEDROOM GROUND FLOOR APARTMENT Ideally located in the DESIRABLE bracondale area, just south of Norwich, the property is close to the city centre, bus and train stations. PERFECT FOR FIRST TIME BUYERS AND INVESTORS !!NO ONWARD CHAIN!!



Entrance Hall

Vinyl floor, Radiator, Door to Kitchen, lounge

Lounge

15' 11" Max x 14' 3" Max (4.85m Max x 4.34m Max)
Fireplace Gas fire, Double glazed window to front,
Radiator, Carpet.

Kitchen

10' 2" MAX x 9' 2" MAX (3.10m MAX x 2.79m MAX)
Tiled Floor, Fitted Units top and bottom, Gas hob,
Oven, space for washing machine, Stainless sink with
tap over, space for fridge freezer, Double glazed
window to rear.

Bedroom 1

12' 9" Max x 13' 7" Max (3.89m Max x 4.14m Max)
Carpet, built in wardrobes, double glazed window to
front, Radiator.

Bedroom 2

12' 8" Max x 9' 3" Max (3.86m Max x 2.82m Max)
Carpet, Radiator, Double glazed windows to rear.

Bathroom

Vinyl Flooring, Wc, Sink, Partially tiled splashback,
Shower, Radiator, Double glazed window.

External Utility Cupboard

Extra storage cupboard currently housing a tumble
dryer.



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- NO ONWARD CHAIN
- Prime Bracondale location
- Walking distance to city centre
- External storage cupboard
- Well presented throughout

Tenure: Leasehold EPC Rating: D

Council Tax Band: B 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

£150,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
NOR143029 - 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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