



Cordwainer Close, Sprowston, Norwich, NR7 8GT

welcome to

Cordwainer Close, Sprowston Norwich

This beautifully presented two-bedroom ground floor apartment offers modern, low-maintenance living within a well-kept residential development. Finished in a contemporary neutral palette throughout, the property is ideal for first-time buyers, professionals, downsizers, or investors alike.



Entrance Hall

Wooden flooring, radiator.

Lounge/Kitchen

17' 2" x 16' 1" (5.23m x 4.90m)

Window to front aspect, two radiators.

Fridge freezer, tiled flooring, oven, hob, sink, boiler, washing machine, dish washer.

Bedroom One

16' 10" x 8' 2" (5.13m x 2.49m)

Window to front aspect, spotlights, carpeted flooring, radiator.

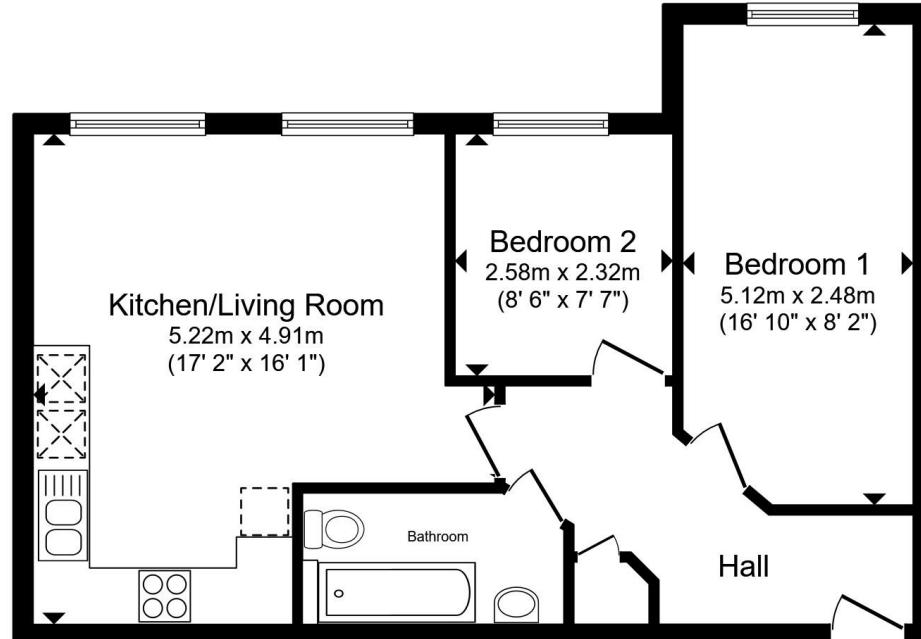
Bedroom Two

8' 6" x 7' 7" (2.59m x 2.31m)

Window to front aspect, carpeted flooring, radiator.

Bathroom

Tiled flooring, radiator, wc, wash hand basin with mixer tap, shower, bathtub, tiled walls.



Total floor area 51.7 m² (556 sq.ft.) approx

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.propertybox.io



welcome to

Cordwainer Close, Sprowston Norwich

- Ground Floor Flat Located In The Newer Development In Sprowston
- Two Car Parking Spaces
- No Onward Chain
- Perfect For A First Time Buyer And Investor
- Modern Condition Throughout

Tenure: Leasehold EPC Rating: B

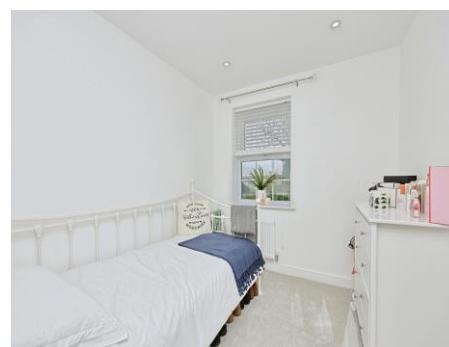
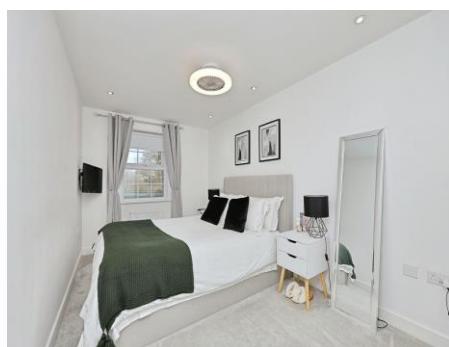
Council Tax Band: B Service Charge: 150.00

Ground Rent: 1104.00

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

£190,000



view this property online williamhbrown.co.uk/Property/NOR143723

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.



Property Ref:
NOR143723 - 0002



Please note the marker reflects the postcode not the actual property

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