



**Wellington Lane, Norwich, NR2 1HJ**



**welcome to**

## **Wellington Lane, Norwich**

This exceptional TWO BEDROOM ground floor apartment offers unparalleled city centre living, with the added convenience of secure underground parking. This property presents a fantastic opportunity for those seeking a modern and well-located residence perfect for FIRST TIME BUYERS and INVESTORS alike



### Entrance Hall

Radiator, carpeted flooring.

### Lounge

16' 6" x 10' 8" ( 5.03m x 3.25m )

Radiator, fireplace, two double glazed windows to front aspect, door to kitchen, carpeted flooring.

### Kitchen

10' 3" x 6' 11" ( 3.12m x 2.11m )

Double glazed window to front aspect, partly tiled backsplash, space for washing machine, space for fridge, storage cupboard, electric hob and oven, extractor fan, wall and base units with work surface, stainless steel 1.5 bowl sink, vinyl flooring.

### Bedroom One

13' x 9' 7" ( 3.96m x 2.92m )

Double glazed window to rear aspect, carpeted flooring, electric heater.

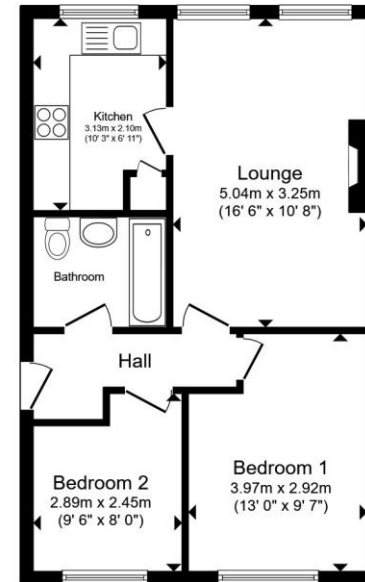
### Bedroom Two

9' 6" x 8' ( 2.90m x 2.44m )

Double glazed window to rear aspect, radiator, carpeted flooring.

### Bathroom

Fully tiled, wash hand basin, toilet, radiator, bathtub, vinyl flooring.



Total floor area 49.1 m<sup>2</sup> (529 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](http://www.propertybox.io)

  
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## Wellington Lane, Norwich

- Perfect for FIRST TIME BUYERS and INVESTORS alike.
- NO ONWARD CHAIN!
- Secure underground parking space
- Modern and well-located residence
- Spacious lounge

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.

# £160,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
NOR143601 - 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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