





**Grosvenor House, Prince Of Wales Road, Norwich, NR1 1NS** 



## welcome to

## **Grosvenor House Prince Of Wales Road, Norwich**

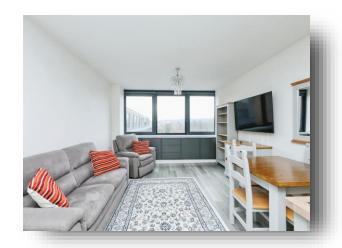
\*NO ONWARD CHAIN!!\* A TRULY EXCEPTIONAL TWO BEDROOM FIFTH FLOOR LUXURY APARTMENT boasting wonderful views of Norwich and towards Mousehold in the heart of Norwich city centre. \*VIEWINGS ARE HIGHLY RECOMMENDED NOT TO MISS OUT ON THIS FANTASTIC APARTMENT!\*













#### **Entrance Door**

Into entrance hall, wall mounted entry phone system and airing cupboard with hot water cylinder & additional fitted storage.

## **Lounge/ Kitchen/ Diner**

20' x 12' 9" ( 6.10m x 3.89m )

Stunning fully fitted range of eye and base level kitchen units with work surfaces over, built in electric hob, stainless steel extractor over, built in stainless steel oven, stainless steel sink unit, built in dish washer, built in fridge/ freezer, built in washing machine, built in Bosch microwave oven, fitted storage units (full width of room), fitted blackout blinds and stunning views over Norwich and Mousehold Heath.

#### **Bedroom One**

13' 9" x 10' 1" ( 4.19m x 3.07m )

Window to rear aspect with lovely views, fitted dressing table, fitted blackout blinds and fitted wardrobe.

#### **Bedroom Two**

14' 1" x 9' 1" ( 4.29m x 2.77m )

Range of fitted bedroom furniture, fitted blackout blinds and window to rear aspect with an area fitted as a work from home area.

#### **Bathroom**

Paneled bath with mains fed shower over, wash hand basin, W/C, extractor fan, mirror fronted medicine cabinet, chrome ladder radiator and further fitted storage.

#### **Exterior**

The property has an underground, secure allocated parking space.





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# **Grosvenor House Prince Of Wales Road, Norwich**

- Superb city centre development
- Stunning fifth floor apartment
- Wonderful views over Norwich and Mousehold
- Outstanding attention to detail
- Quality fixture and fittings

Tenure: Leasehold EPC Rating: C

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.

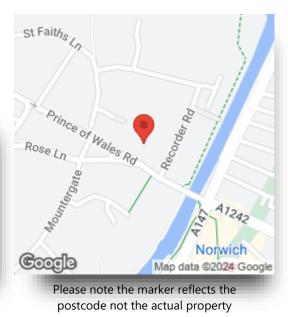
## guide price

£185,000









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Property Ref: NOR140230 - 0005 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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