



**Spinners Court, Stalham Norwich NR12 9EQ**

**welcome to**

## **Spinners Court, Stalham Norwich**

William H Brown Stalham are proud to present this one bedroom flat. The property comprises of a kitchen, Living room, bedroom and bathroom with an allocated parking space. Give us a call to arrange a viewing!

### **Entrance Hall**

Carpeted, power point and double glazed entrance door

### **Landing**

Stairs up to, carpeted and loft access

### **Living Room**

15' 6" x 9' 1" ( 4.72m x 2.77m )

Carpeted room, double glazed rear window with power points and entrance to kitchen

### **Kitchen**

7' 11" x 6' 3" ( 2.41m x 1.91m )

Vinyl flooring, double glazed rear window, space for standalone electric oven, under the counter fridge and washing machine, base and wall units with sink and drainer and worktop

### **Bedroom**

12' 7" x 8' 6" ( 3.84m x 2.59m )

Double bedroom with carpets, double glazed front window, electric storage heaters and power points

### **Bathroom**

Vinyl flooring, single shower cubicle, electric shower with toilet and sink

### **Exterior**

There is a small laid to lawn area by the front door and an allocated parking space to the rear



**welcome to**  
**Spinners Court,**  
**Stalham Norwich**

- IDEAL FOR FIRST TIME BUYER
- INVESTMENT OPPERTUNITY
- END OF CHAIN
- WALKING DISTANCE TO TOWN
- FIRST FLOOR FLAT

Tenure: Leasehold EPC Rating: D

offers over

**£110,000**



**view this property online** [williamhbrown.co.uk/Property/NWS107653](http://williamhbrown.co.uk/Property/NWS107653)

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 May 1988. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Property Ref:  
NWS107653 - 0011

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.



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