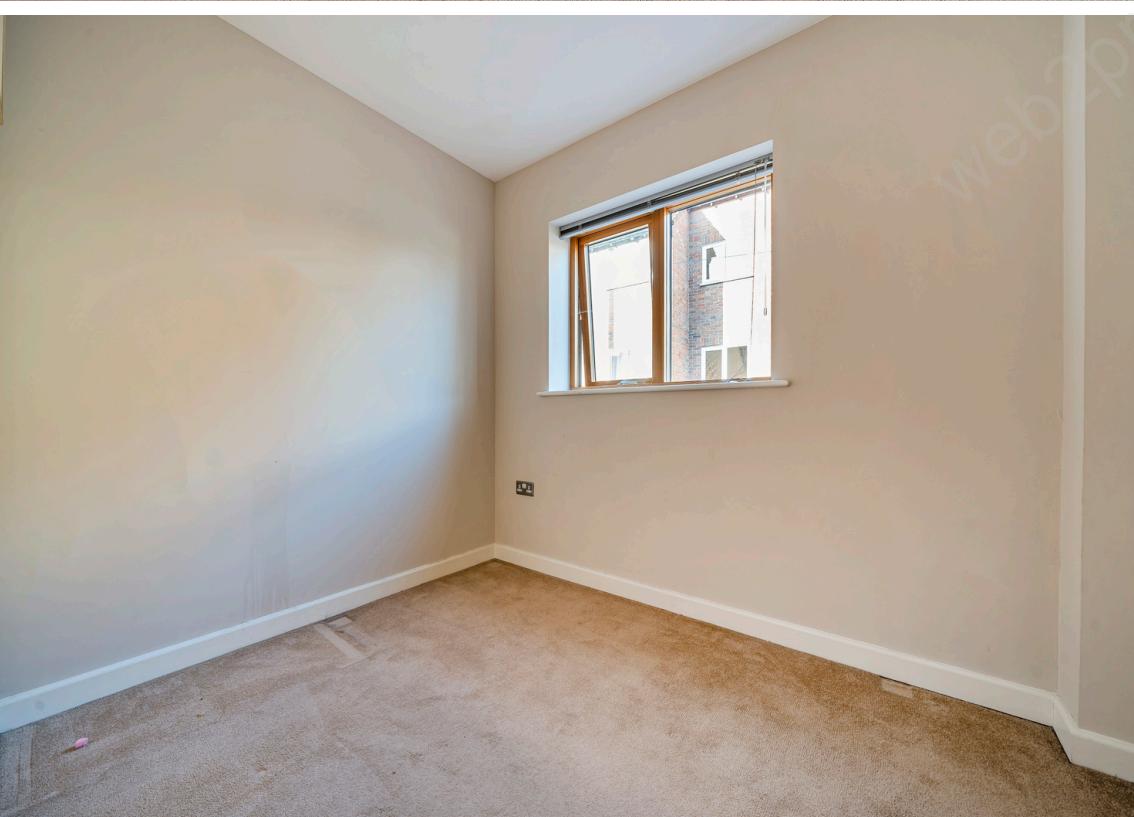




Apartment 4, Samson & Hercules Court  
Waggon & Horses Lane, Norwich, NR3 1HP

**BROWN & CO**



## Apartment 4, Samson & Hercules Court, Waggon & Horses Lane, Norwich, NR3 1HP

A superbly located two bedroom apartment with balcony and parking. No chain.

£189,950 LEASEHOLD



### DESCRIPTION

Apartment 4, Samson and Hercules Court is pleasantly positioned on the first floor of a highly attractive and sought after building. The apartment is beautifully located, so close to the Cathedral and in a highly desirable pocket of Norwich within striking distance to Elm Hill; the most photographed street in the city.

The apartment is approached at the front via electric gates opening via a telecom entry system into the parking area for the apartments. No.4 benefits from one allocated parking space.

The apartment is on the first floor and is accessed into the hall which leads down towards the sitting room and provides access to two double bedrooms and the family bathroom.

The sitting/dining room is delightful with excellent natural light flooding through the property with both a decked balcony and a Juliet balcony enjoying views over the front and rear. The kitchen is nicely tucked away and enjoys a good range of integrated appliances.

The property is offered to market with no onward chain and is excellent order throughout.

Services - Mains electricity, mains water, mains drainage, mains gas central heating (new boiler installed in May 2024)

Local authority - Norwich City Council

Tenure - Leasehold. 125 years from January 2008.

Service charge currently £1,605.56 per annum. Ground Rent £150 per annum.

### LOCATION

Samson & Hercules Court is situated in an historic area of Norwich, and in a lovely part of the city which is a conservation area with many buildings dating back to the Tudor period and home to specialist shops and cafes. The apartment is ideally situated within the city centre where there is a wide range of amenities including shops, cafés, restaurants, public houses and theatres and cinemas. Norwich mainline railway station provides links to both London and Cambridge.

### DIRECTIONS

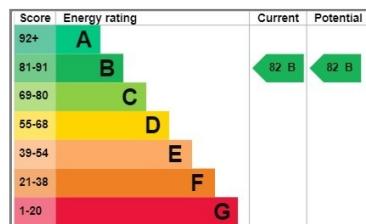
On foot heading down Tomblond passing the cathedral on the right-hand side, take the left turn adjacent to the Maids Head Hotel into Waggon and Horses Lane. The apartment gated entrance is on the left hand side.

### AGENT'S NOTES:

(1) The photographs shown in this brochure have been taken with a camera using a wide angle lens and therefore interested parties are advised to check the room measurements prior to arranging a viewing.

(2) Intending buyers will be asked to produce original Identity Documentation and Proof of Address before solicitors are instructed.

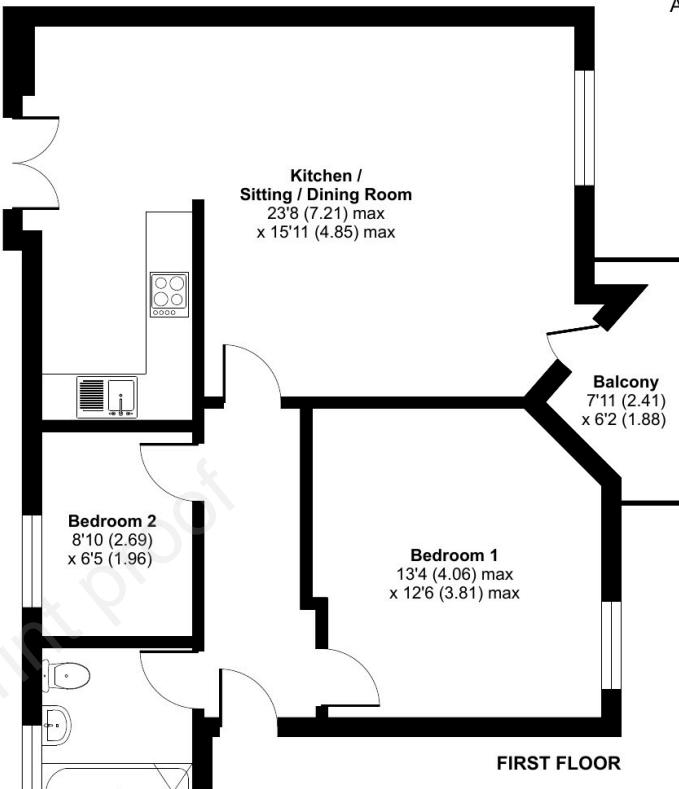
**VIEWING** Strictly by prior appointment through the selling agents' Norwich Office. Tel: 01603 629871



## Waggon & Horses Lane, Norwich, NR3

Approximate Area = 730 sq ft / 67.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nliche.com 2024. Produced for Brown & Co. REF: 1197884

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