



**Leicester House Thomas Wyatt Close, Norwich NR2 2TN**



**welcome to**

**Leicester House Thomas Wyatt Close, Norwich**

**\*\*PREMIUM APARTMENT IN WALKING DISTANCE OF THE CITY CENTRE\*\*** William H Brown are pleased to offer to the market this fantastic home offering open plan living accommodation with two double bedrooms, en suite and bathroom and offered with no onward chain!



### Communal Entrance

Entrance with secure communal entrance with security intercom system and access to stairwell and lift.

### Entrance Hall

Door to communal entrance hall, security entry phone system, airing cupboard housing pressurised cylinder, storage cupboard, doors to all rooms.

### Lounge / Dining Room

13' max x 15' max ( 3.96m max x 4.57m max )

Spacious room providing sash windows to the front and side aspect, french doors to Juliet balcony, television and telephone points, two electric heaters, open to;

### Kitchen

10' x 6' max ( 3.05m x 1.83m max )

Sash window to front aspect, fully fitted kitchen with a range of wall and base units, work surfaces over and under pelmet lighting, inset 1 and 1/2 bowl sink unit with mixer tap, built-in electric oven and ceramic hob, extractor hood over, integrated fridge freezer, washing machine and dishwasher, vinyl flooring, skirting heater.

### Bedroom

13' narrowing to 10' 11" x 10' max ( 3.96m narrowing to 3.33m x 3.05m )

Sash window to side aspect, built-in wardrobe, electric heater, television and telephone points, door to;

### En Suite

Modern white suite comprising low level w.c, hand wash basin and shower cubicle, part tiled walls, heated towel rail, extractor fan.

### Bedroom

11' x 9' ( 3.35m x 2.74m )

Sash window to side aspect window, electric heater.

### Bathroom

Modern white suite comprising low level w.c, hand wash basin and panelled bath with shower screen and shower over, part tiled walls, heated towel rail, extractor fan, recessed spotlighting.

### Outside

The property benefits from manicured communal gardens and secure gated allocated parking.



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



**view this property online** [williamhbrown.co.uk/Property/UNR105567](http://williamhbrown.co.uk/Property/UNR105567)



welcome to

## Leicester House Thomas Wyatt Close, Norwich

- PREMIUM SECOND FLOOR APARTMENT
- TWO DOUBLE BEDROOMS
- MASTER BEDROOM WITH EN SUITE
- GRADE 2 LISTED CONVERSION - PART OF THE ORIGINAL NORFOLK AND NORWICH HOSPITAL
- SECURE ALLOCATED PARKING

Tenure: Leasehold EPC Rating: E

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2004. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers over

# £210,000



### directions to this property:

From the William H Brown Unthank Road office proceed into Bury Street and at the top of the road take a left hand turn into Newmarket Street. At the junction take a right hand turn into Brunswick Road and towards the end of the road take a left hand turn into Thomas Wyatt Close where Leicester House will be found on your right hand side.



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/UNR105567](http://williamhbrown.co.uk/Property/UNR105567)



Property Ref:  
UNR105567 - 0008

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.



william h brown



01603 667077



Unthankroad@williamhbrown.co.uk



161 Unthank Road, Norwich, Norfolk, NR2 2PG



[williamhbrown.co.uk](http://williamhbrown.co.uk)