



**Sarah West Close, Norwich NR2 2TE**

**welcome to**

**Sarah West Close, Norwich**

\*\*\*WELL PRESENTED APARTMENT WITH NEW MODERN FITTED KITCHEN\*\*\* William H Brown are pleased to present to the market this light and airy apartment on the FELLOWES PLAIN development in Norwich being offered with no onward chain.



### Communal Entrance Hall

Security entry phone system door to front, stairs with automatic lighting leading to the first floor.

### Entrance Hall

Door to communal hallway, airing cupboard with new water and heating system, storage cupboard, doors to lounge, dining room, both bedrooms and bathroom.

### Lounge / Dining Room

12' plus bay x 14' 8" ( 3.66m plus bay x 4.47m )  
Double glazed windows to front and side aspect, electric radiator, double doors to kitchen.

### Kitchen

5' 4" x 12' ( 1.63m x 3.66m )  
Double glazed window to side aspect, new fitted kitchen with a range of wall and base units, work surfaces over, inset sink and drainer with boiling water and filtered water mixer tap, tiled splash back, double oven, induction hob, chimney style cooker hood over, integrated washing machine / tumble dryer, integrated dishwasher, space for fridge / freezer, LVT flooring.

### Bedroom One

10' 3" max x 12' 5" ( 3.12m max x 3.78m )  
Double glazed window to front aspect, fitted wardrobes, electric radiator, door to en suite shower room;

### En Suite

Suite comprising sower cubicle with mains shower, pedestal sink, low level wc, part tiled walls, extractor fan, heated towel rail.

### Bedroom Two

10' 8" x 9' 11" max ( 3.25m x 3.02m max )  
Double glazed window to front aspect, electric radiator, built in cupboard.

### Outside

Externally the property offers communal grounds and allocated parking space.



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.focalagent.com](http://www.focalagent.com)



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welcome to

## Sarah West Close, Norwich

- FIRST FLOOR APARTMENT
- TWO DOUBLE BEDROOMS
- BATHROOM AND EN SUITE SHOWER ROOM
- DOUBLE GLAZING
- NEW FITTED KITCHEN

Tenure: Leasehold EPC Rating: C

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 in excess of

**£200,000**



### directions to this property:

Proceed out of Norwich via St Stephens Road bearing right at the traffic lights onto Newmarket Road. Take a right hand turn into Brunswick Road bearing right onto Union Street where Sarah West Close will be located on your right hand side.



Please note the marker reflects the postcode not the actual property

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Property Ref:  
UNR106174 - 0003

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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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