



**Uplands Court Upton Road, Norwich NR4 7PH**

**welcome to**

**Uplands Court Upton Road, Norwich**

**\*\*\*GUIDE PRICE £185,000-£195,000 - FIRST FLOOR LIVING IN SECLUDED LOCATION JUST OFF UNTHANK ROAD\*\*\* William H Brown are pleased to present this well presented flat with allocated parking in a sought after location!**



### Entrance Hall

Double glazed door to front aspect, stairs to first floor landing / hallway;

### Landing / Hallway

Stairs from entrance hall, loft access, built in cupboard, doors to all rooms;

### Lounge

14' x 13' 4" ( 4.27m x 4.06m )

Double glazed windows to front aspect, cupboard housing fuse board, radiator.

### Kitchen

11' 1" max x 6' 9" ( 3.38m max x 2.06m )

Double glazed window to rear aspect, fitted kitchen comprising a range of wall and base units, works surfaces over, inset stainless steel sink and drainer, freestanding cooker, space for fridge freezer, plumbing and space for washing machine, gas fired central heating boiler.

### Bedroom One

11' 7" max x 11' 7" ( 3.53m max x 3.53m )

Double glazed window to rear aspect, radiator.

### Bedroom Two

14' x 9' 7" ( 4.27m x 2.92m )

Double glazed window to front aspect, built in cupboard, radiator.

### Bathroom

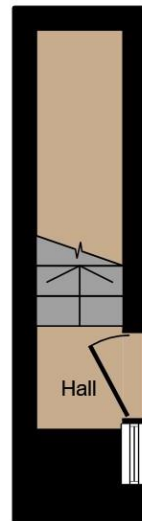
Double glazed window to rear aspect, suite comprising bath with mixer taps, pedestal sink, part tiled walls, extractor fan, radiator.

### Wc

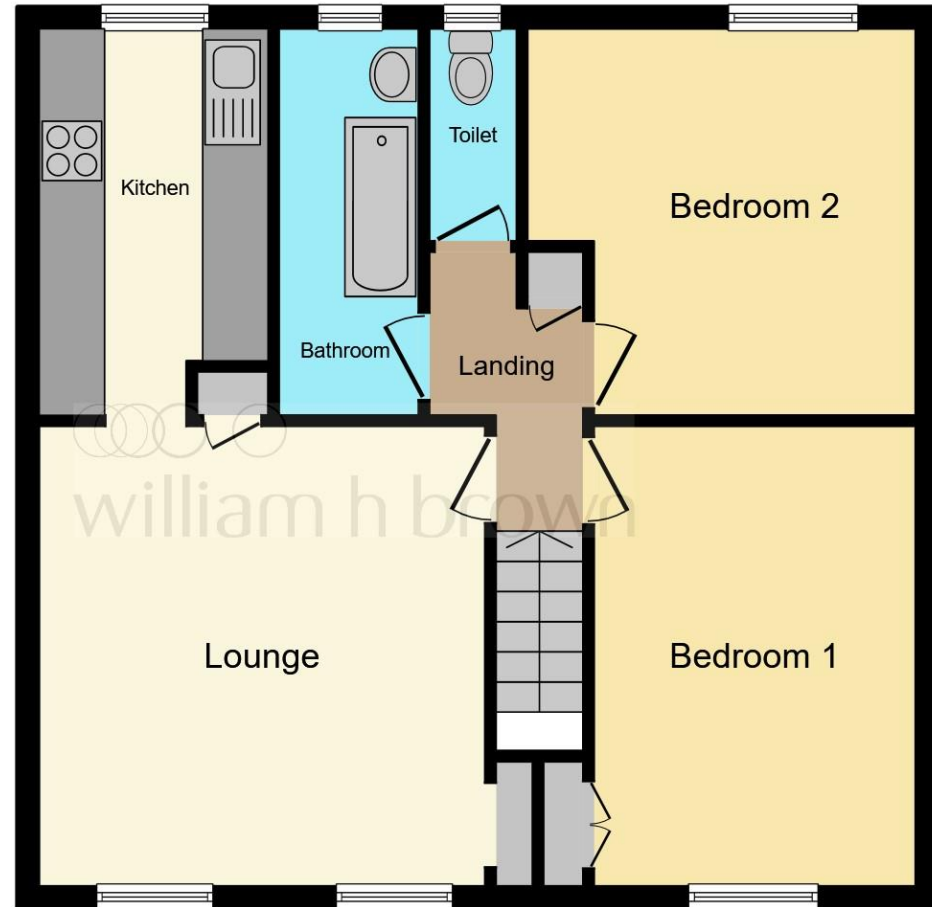
Double glazed window to rear aspect, suite comprising low level wc, radiator.

### Outside

The property benefits from allocated parking and visitors parking.



Ground Floor



First Floor

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)



**view this property online** [williamhbrown.co.uk/Property/UNR106455](http://williamhbrown.co.uk/Property/UNR106455)



welcome to

## Uplands Court Upton Road, Norwich

- GUIDE PRICE £185,000 - £195,000
- FIRST FLOOR APARTMENT
- TWO DOUBLE BEDROOMS
- ALLOCATED PARKING
- SOUGHT AFTER LOCATION JUST OFF UNTHANK ROAD

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 150 years from 01 Jan 2017. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

**£185,000**



### directions to this property:

Proceed out of Norwich via the Unthank Road proceeding over the ring road traffic lights with Colman Road and Mile End Road. Take your second left hand turn into Upton Road and then right into Uplands Court where the property will be located.



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/UNR106455](http://williamhbrown.co.uk/Property/UNR106455)



Property Ref:  
UNR106455 - 0003

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](mailto:Unthankroad@williamhbrown.co.uk)



161 Unthank Road, Norwich, Norfolk, NR2 2PG



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