



**City Heights Telegraph Lane East, Norwich NR1 4BD**

**welcome to**

**City Heights Telegraph Lane East, Norwich**

**\*\*\*GUIDE PRICE £200,000-£210,000 - AN ELEVATED DUPLEX APART WITH FAR REACHING VIEWS OVER WHITLINGHAM AND THE RIVER YARE\*\*\***



### Communal Entrance

Entry phone system with stairs leading to second floor.

### Entrance Hallway

Door leading to property, laminate floor, cupboard housing consumer unit, radiator, doors to lounge / dining / kitchen, bedrooms two and three, bathroom, stairs to first floor landing.

### Lounge / Dining Room / Kitchen

14' 7" narrowing to 8' 8" x 23' 6" ( 4.45m narrowing to 2.64m x 7.16m )

Lounge / Dining Area - Double glazed window to front aspect with views over Whitlingham and the River Yare, radiators.

Kitchen - Fitted with a range of wall and base units, roll top work surfaces over, inset one and a half bowl sink and drainer, tiled splash back, double oven, electric hob, integrated fridge, vinyl flooring, laminate flooring, double glazed patio doors leading to balcony with views over Whitlingham and the River Yare.

### Bedroom Three

7' 3" plus recess x 8' 8" ( 2.21m plus recess x 2.64m )  
Double glazed window to rear aspect, built in wardrobe, under stairs cupboard, radiator.

### Bedroom Two

11' 9" x 10' 2" ( 3.58m x 3.10m )  
Double glazed window to rear aspect, radiator.

### Bathroom

Suite comprising bath with mains fed shower and glass shower screen, low level wc, wash hand basin, extractor fan, vinyl flooring, shaver point, radiator.

### Landing

Stairs leading from entrance hall to first floor landing, double glazed window to rear aspect, radiator, doors to master bedroom, shower room and utility cupboard.

### Master Bedroom

13' 6" narrowing to 11' 6" x 12' 8" ( 4.11m narrowing to 3.51m x 3.86m )

Double glazed windows to front elevation with views over Whitlingham and the River Yare, built in cupboard, radiator.

### Shower Room

Suite comprising shower cubicle with mains fed shower, low level wc, wash hand basin, extractor fan, vinyl flooring, shaver point, radiator.

### Utility Cupboard

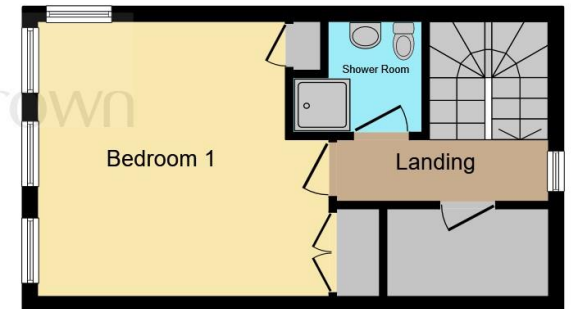
Plumbing and space for washing and a tumble dryer, gas fire central heating boiler and storage shelving.

### Agents Note

The sale of this Property is subject to Grant of Probate. Please seek an update from the Branch with regards to the potential time frames involved.



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)



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## **City Heights Telegraph Lane East, Norwich**

- GUIDE PRICE £200,000-£210,000
- DUPLEX APARTMENT
- THREE BEDROOMS
- ALLOCATED PARKING SPACE
- FAR REACHING VIEWS OVER WHITLINGHAM AND THE RIVER YARE

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 125 years from 26 Aug 2004. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

**£200,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
UNR106551 - 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.



**william h brown**



**01603 667077**



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



161 Unthank Road, Norwich, Norfolk, NR2 2PG



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