



Coralie Court Westfield View, Norwich NR4 7FJ

welcome to

Coralie Court Westfield View, Norwich

****NO ONWARD CHAIN**** This modern one bedroom ground floor apartment is situated in the ever-popular McCarthy and Stone development just to the south of Norwich city centre offering a blend of a welcoming community and an independent lifestyle.



Communal Entrance

Entrance Hall

Lounge / Dining Room

17' x 12' 1" (5.18m x 3.68m)

Kitchen

7' 3" x 8' 1" (2.21m x 2.46m)

Bedroom

13' 5" x 9' 7" (4.09m x 2.92m)

Shower Room



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- PURPOSE BUILT OVER 60'S MCCARTHY AND STONE DEVELOPMENT
- MODERN ONE BEDROOM GROUND FLOOR APARTMENT OVERLOOKING THE COMMUNAL GARDENS
- COMMUNAL LOUNGE AREA AND GARDENS WITH SEATING AREAS
- REQUESTED SOUTH CITY LOCATION IN CLOSE PROXIMITY OF WAITROSE SUPERMARKET AND BOOTS PHARMACY
- 24 EMERGENCY CARE SYSTEM

Tenure: Leasehold EPC Rating: B

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2018. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers over

£230,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
UNR106448 - 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.



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