



Beechbank, Norwich NR2 2AL

welcome to

Beechbank, Norwich

GUIDE PRICE £145,000-£155,000 - CONVENIENTLY LOCATED FLAT WITH GARAGE PARKING AND NO ONWARD CHAIN William H Brown are pleased to present to the market this spacious one bedroom flat with BALCONY and being offered with NO ONWARD CHAIN!



Communal Entrance

Glazed door to rear aspect, ornamental pond, stairs to second floor;

Entrance Hall

Door from communal entrance with doors leading to all rooms.

Lounge

13' x 10' 2" (3.96m x 3.10m)

Double glazed window to front aspect, laminate floor, electric panel radiator, Fan assisted radiator supplied by communal hot water system, open to kitchen, door to balcony,

Kitchen

7' 5" x 7' (2.26m x 2.13m)

Double glazed window to side aspect, fitted kitchen comprising a range of wall and base units, roll top work surfaces over, inset stainless steel sink and drainer, electric oven and hob, stainless steel chimney style cooker hood over, space for fridge freezer, plumbing and space for washing machine, part tiled walls, vinyl flooring.

Bedroom

9' 3" x 10' 3" (2.82m x 3.12m)

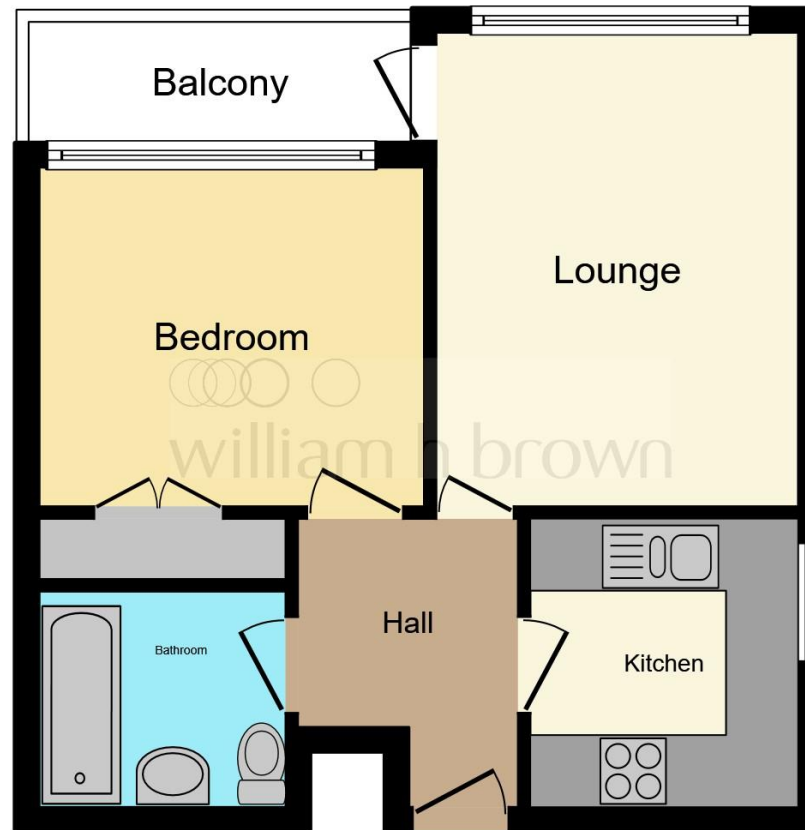
Double glazed full height window to front aspect, built in wardrobe, heating shared with lounge dual sided radiator.

Bathroom

Suite comprising bath with electric shower over, low level wc, pedestal sink, vinyl flooring, part tiled walls.

External

Externally the property benefits from a balcony accessed off the lounge and use of communal garden offering landscaped gardens with seating, fish ponds and flower beds, The property also benefits from a garage and communal parking.



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



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Beechbank, Norwich

- GUIDE PRICE £145,000-£155,000
- SECOND FLOOR FLAT OFFERING PEACEFUL LIVING
- ONE DOUBLE BEDROOM PERFECT FOR A FIRST TIME BUYER / INVESTMENT PURCHASE OR PIED A TERRE
- WEST FACING BALCONY OVERLOOKING TREES AND ROOF TOPS TOWARDS UNTHANK ROAD
- GARAGE PROVIDING PARKING OR USEFUL STORAGE

Tenure: Leasehold EPC Rating: E

Council Tax Band: A Service Charge: 1800.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 18 Aug 1978. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£145,000



directions to this property:

Proceed out of Norwich via Unthank Road taking a left hand turn into Beechbank where the property will be located.



Please note the marker reflects the postcode not the actual property

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Property Ref:
UNR106777 - 0009

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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