









welcome to

Bradbury House Kinghorn Road, Norwich

SECOND FLOOR APARTMENT IN LEAFY NR2 LOCATION William H Brown are pleased to present this well presented apartment benefiting from secure entrance, two bedrooms, communal gardens and secure allocated parking space.

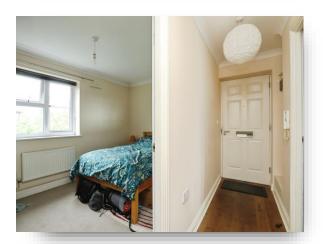












Communal Entrance

Security entrance door, stairs to second floor, access to property.

Entrance Hall

Door to communal hallway, security entry phone, electrical consumer unit, wood floor, airing cupboard, loft access, radiator, doors to all rooms.

Lounge / Dining Room

12' 2" x 11' 8" (3.71m x 3.56m)

Double glazed french doors and Juliet balcony to front aspect, wood flooring, television point, telephone point, satellite point, radiator.

Kitchen

11' 5" x 8' (3.48m x 2.44m)

Double glazed window to rear aspect, fitted kitchen with a range of wall and base units, inset stainless steel sink and drainer set into roll top work surfaces, tiled splash backs, electric oven, gas hob, plumbing and space for washing machine and dishwasher, space for fridge freezer, gas fired central heating boiler, vinyl flooring, radiator.

Bedroom One

9' 10" x 13' 3" (3.00m x 4.04m) Double glazed window to front aspect, radiator.

Bedroom Two

7' 6" x 9' 5" (2.29m x 2.87m) Double glazed window to rear aspect, radiator.

Bathroom

Double glazed window to rear aspect, suite comprising bath with mixer taps with mains shower over, pedestal sink, low level wc, extractor fan, shaver point, part tiled walls, radiator.

External

The property offers communal gardens as well as allocated barrier controlled 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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- SECOND FLOOR APARTMENT
- INTERCOM TELEPHONE ENTRY SYSTEM
- TWO DOUBLE BEDROOMS
- ALLOCATED PARKING SPACE
- DOUBLE GLAZING AND GAS FIRED CENTRAL HEATING

Tenure: Leasehold EPC Rating: Awaited Council Tax Band: A Service Charge: 1893.72

Ground Rent: 150.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Nov 2005 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

£150,000





Road.

directions to this property:

Proceed out of Norwich via the Unthank Road taking a right

take a left hand turn onto Jessop Road and then right into

hand turning into Christchurch Road. At the following junction

Gould Road where the property will be found straight ahead of you, on the pedestrian part of Kinghorn Road and Elizabeth Fry



Saint Francis of Assisi Roman Catholic School Map data ©2025 Please note the marker reflects the

postcode not the actual property

view this property online williamhbrown.co.uk/Property/UNR106780



Property Ref: UNR106780 - 0005 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.





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