



**Bradbury House Kinghorn Road, Norwich NR2 3PT**



**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](http://www.focalagent.com)



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## **Bradbury House Kinghorn Road, Norwich**

- 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**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
UNR106780 - 0005

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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.



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