



Earlham House Earlham Road, Norwich NR2 3PF

welcome to

Earlham House Earlham Road, Norwich

*** STUNNING DUPLEX APARTMENT LOCATED WITHIN THE GOLDEN TRIANGLE OF NORWICH *** Modern kitchen and shower room make this an ideal first time purchase or buy to let investment. A fantastic home ready to move straight into and internal viewing is highly recommended!



Lounge/Kitchen/Dining Room

14' 11" x 16' max (4.55m x 4.88m max)

Double glazed window to rear aspect, kitchen area comprising modern fitted kitchen with a range of wall and base mounted units, stainless steel sink and drainer, roll top work surfaces, electric oven, ceramic hob, overhead cooker hood, plumbing and space for washing machine and dishwasher, space for fridge freezer, security entry phone system, vaulted ceiling, electric heater, stairs to first floor.

Bedroom

10' 9" plus recess x 12' 1" (3.28m plus recess x 3.68m)

Double glazed window to front aspect, electric storage heater, storage cupboard, door to shower room, vaulted ceiling.

Shower Room

Suite comprising modern shower cubicle with electric shower, low level wc, wash hand basin, tiled splashbacks, heated towel rail, tiled floor, part tiled walls, vaulted ceiling.



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



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Earlham House Earlham Road, Norwich

- DUPLEX APARTMENT
- OPEN PLAN LOUNGE/DINING/KITCHEN
- BEDROOM WITH FITTED STORAGE
- MODERN SHOWER ROOM
- DOUBLE GLAZING AND ELECTRIC HEATING

Tenure: Leasehold EPC Rating: E

Council Tax Band: A Service Charge: 1256.00

Ground Rent: 200.00

This is a Leasehold property with details as follows; Term of Lease 118 years from 19 Jul 2013. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£125,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
UNR106877 - 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.



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