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ESTATE AGENTS

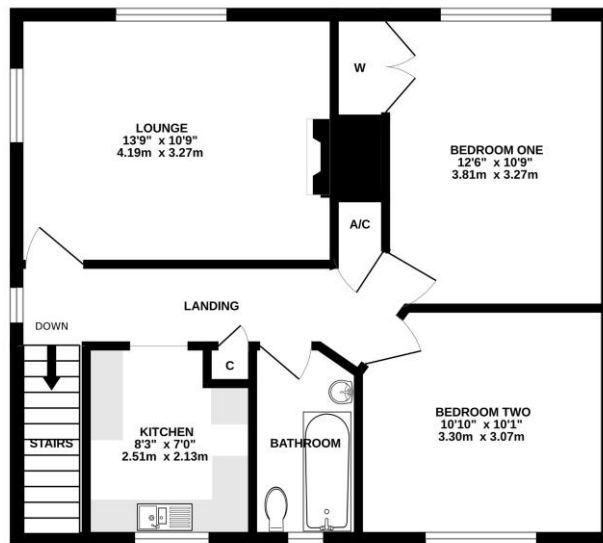
North Park Avenue, Norwich
£170,000 - £180,000 Guide Price - Leasehold



- Well Appointed Apartment
- Private Entrance Hall
- Fitted Kitchen
- Spacious Lounge
- Two Double Bedrooms
- Three Piece Family Bathroom Suite
- Generous Rear Garden
- Close Proximity To UEA
- Offered With No Onward Chain
- EPC Rating C / Council Tax Band A



1ST FLOOR



While every attempt has been made to ensure the accuracy of the description contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The accuracy, reliability and suitability of these plans and drawings is not guaranteed. All to be taken in conjunction with the photographs. Make self Measure (M312)

North Park Avenue can be located off Bluebell Road or Colman Road and the property can be found indicated by our For Sale Board.

Agents Notes: 114 years remain on the lease. Annual service charge is £126.36 (2023) pa. Ground rent is £10 pa.

Viewings strictly by appointment with: 297 Fakenham Road, Norwich, NR8 6LE

Taverham **01603 261104**
 Norwich **01603 740044**



We bring to prospective purchasers attention that we, as estate agents for the property, have not tested any appliances and purchasers should make their own enquiries of the relevant Authorities regarding the connection and viability of all services. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy.