

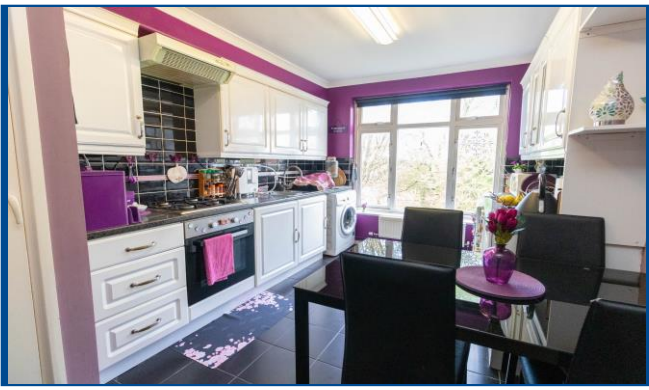


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ESTATE AGENTS

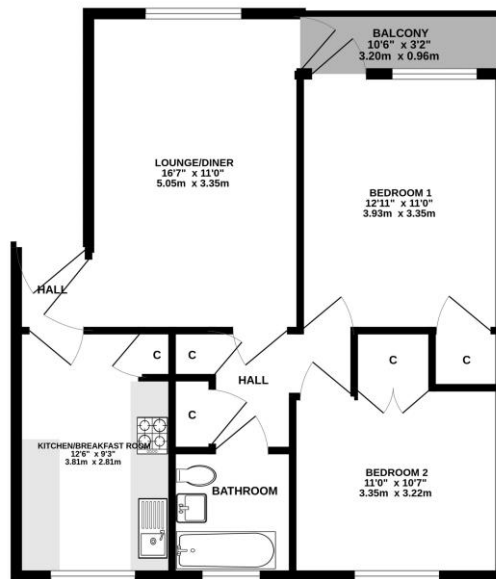
Lefroy Road, Norwich  
£125,000 Leasehold



- Top Floor Apartment
- Two Spacious Double Bedrooms
- Built-In Storage In Both Bedrooms
- Generous Size Lounge Over 16ft
- Modern Kitchen/Dining Room
- Family Bathroom Suite
- Lease Length 105 Years. £10pa Ground Rent
- Stylish Décor Throughout
- Popular NR3 Location – Ideal For First Time Buyers
- EPC Rating D / Council Tax Band A



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of plans, sections, views and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is to be given. Plans are for information only and should be used as such by any prospective purchaser.

Directions: From the Drayton Road, turn into Bignold Road, turn left into Clarke Close and right onto Lefroy Road.

Agents Notes: Please call for information regarding further lease information.

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

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

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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.