



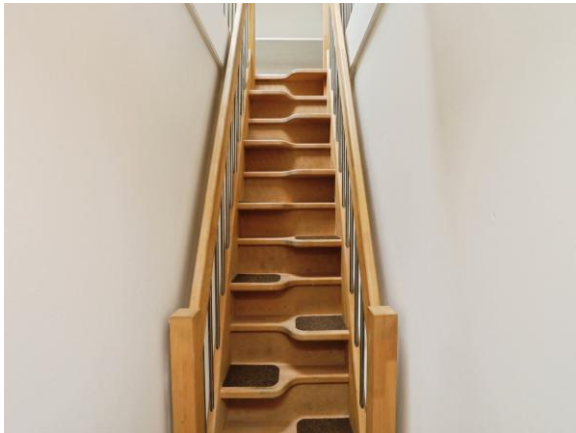
Priory View, Paper Mill Yard, Norwich, NR1 2GA

welcome to

Priory View Paper Mill Yard, Norwich

Notice of Offer

We advise that an offer has been made for the above property in the sum of £150,000. Any persons wishing to increase on this offer should notify



Entrance Hall

Accessed via communal corridor, airing cupboard, floor laid to carpet, intercom, doors to two bedrooms, study, bathroom and kitchen / lounge.

Lounge / Kitchen

16' 1" x 19' 6" (4.90m x 5.94m)

Open plan space comprising a range of wall and base units with laminate work tops, integrated electric oven with ceramic hot plate and extractor fan over, integrated fridge - freezer, dish washer and washing machine, inset stainless steel sink with mixer tap and drainer, laminate flooring and floor laid to carpet with under floor heating and two double glazed casement windows to the rear aspect.

Bedroom One

9' 4" x 10' 2" (2.84m x 3.10m)

Double bedroom with a double glazed casement window to the rear aspect and carpeted flooring with under floor heating.

Bedroom Two

8' 6" x 12' 7" (2.59m x 3.84m)

Double bedroom with a double glazed casement window to the rear aspect and carpeted flooring with under floor heating.

Study

8' 6" x 17' 2" (2.59m x 5.23m)

Accessed via staircase to floor above, velux window, fitted desk and carpeted flooring with under floor heating.

Bathroom

Panel bath with shower over, tiled backing and glass screen, low set WC, wall mounted hand wash basin with tiled splash back, tiled walls and flooring, extractor fan and a heated towel rail

Communal Garden

There are communal gardens on offer with the property.

Parking - Allocated Parking

The property comes with one allocated parking space.



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welcome to

Priory View Paper Mill Yard, Norwich

- Modern Bathroom
- No Onward Chain
- 107 years remaining on the lease
- Spacious Bright Open Plan Lounge And Kitchen
- Light And Spacious Loft Style Apartment

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 3108.62

Ground Rent: 150.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2007. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£180,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
NOR143353 - 0003

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.

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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