



East Bank Wherry Road, Norwich NR1 1TS

welcome to

East Bank Wherry Road, Norwich

****NO ONWARD CHAIN**** This immaculately presented TWO BEDROOM TOP FLOOR APARTMENT is situated in the popular NR1 postcode to the South-East of Norwich city centre and would make a fantastic first time buy or investment purchase.



This immaculately presented TWO BEDROOM TOP FLOOR APARTMENT is situated in the popular NR1 postcode to the South-East of Norwich city centre. The property would make a fantastic first time buy or investment purchase and benefits from two double bedrooms, a bathroom & ensuite, secure allocated parking and is in easy walking distance of Norwich city centre & train station.

Accommodation comprises of secure phone entry system, stairs to top floor, entrance hall, open plan lounge/diner, kitchen, master bedroom with ensuite, bedroom 2 and bathroom. There are two Juliet balconies with stunning views over the river. Outside there is secure allocated parking, *VIEWINGS ARE HIGHLY RECOMMENDED NOT TO MISS OUT ON THIS FANTASTIC APARTMENT!*

Secure Phone Entry System

Entrance Hall

Lounge/Diner

16' x 14' 2" (4.88m x 4.32m)

Kitchen

10' 6" x 6' 6" (3.20m x 1.98m)

Bedroom One

19' 8" x 7' 8" (5.99m x 2.34m)

Ensuite

Bedroom Two

15' 11" x 8' 5" (4.85m x 2.57m)

Bathroom

Exterior



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East Bank Wherry Road, Norwich

- Two double bedrooms
- Juliet balconies with river views
- Bathroom & ensuite
- Walking distance to the city centre & train station
- Immaculately presented throughout

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: 2400.00

Ground Rent: 200.00

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

£200,000



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/NOR143747](https://www.williamhbrown.co.uk/Property/NOR143747)



Property Ref:
NOR143747 - 0002

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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