





Quebec Road, Norwich, NR1 4AX

william h brown

welcome to

Quebec Road, Norwich

Situated in the highly sought-after area of Thorpe Hamlet, this well-presented two bedroom first floor flat is ideally located within walking distance of Norwich City Centre, Norwich Train Station, and the popular Riverside development. Offering a spacious lounge/diner, fitted kitchen.













Description
Situated in the highly desirable area of Thorpe Hamlet, this beautifully presented two bedroom first floor flat offers an excellent opportunity for first-time buyers, professionals, or investors alike.

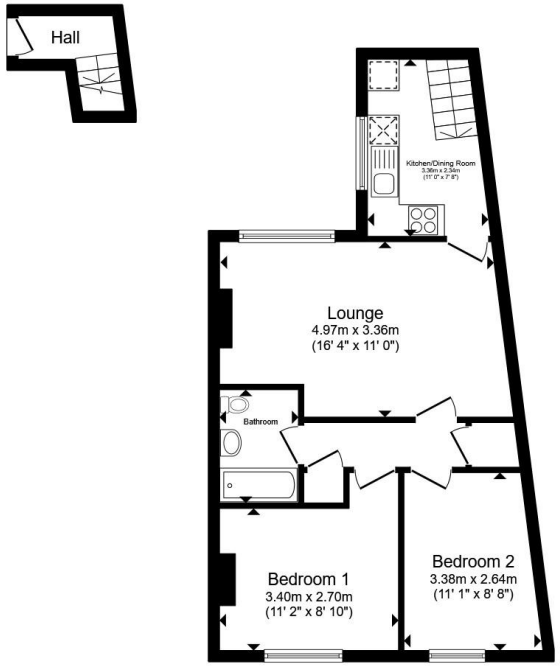
The accommodation comprises a welcoming entrance hall, a bright and spacious lounge/diner, a well-appointed kitchen, two generously sized bedrooms, and a modern family bathroom. The property is presented in excellent condition throughout and further benefits from gas central heating, double glazing, a substantial loft space providing additional storage, and permit parking availability.

Ideally positioned within walking distance of Norwich City Centre, Norwich Train Station, and the popular Riverside development, residents can enjoy easy access to a wide range of restaurants, bars, leisure facilities, and entertainment venues. The property is also conveniently located for scenic riverside walks, Mousehold Heath, and the A47 Southern Bypass.

Offering a fantastic combination of convenience, comfort, and location, this superb apartment would make an ideal first home or a ready-to-go buy-to-let investment.

Early viewing is highly recommended.

Agent's Note
Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



Total floor area 53.6 m² (577 sq.ft.) approx

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.propertybox.io

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welcome to

Quebec Road, Norwich

- Sought-after Thorpe Hamlet location
- Well-presented throughout
- Spacious lounge/diner
- Gas central heating & double glazing
- Walking distance to Norwich City Centre
- Close to Norwich Train Station & Riverside

Tenure: Leasehold EPC Rating: C
Council Tax Band: A Service Charge: Ask Agent
Ground Rent: Ask Agent

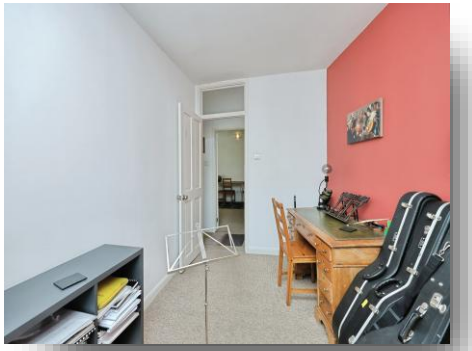
This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Oct 1992. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

£150,000









Please note the marker reflects the postcode not the actual property

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The Property Ombudsman

Property Ref:
NOR145198 - 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.

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