



Octagon Court Calvert Street, Norwich NR3 1AN

welcome to

Octagon Court Calvert Street, Norwich

William H Brown are excited to present to the market this first floor, two-bedroom flat only a short walk from Norwich city centre. A Grade Two listed property with an abundance of character and opportunity, added benefits of allocated parking, and access to a communal garden!



Entrance Hall Lounge

13' 5" x 17' 3" (4.09m x 5.26m)

3x windows to front aspect, radiator, fireplace, alcove with glass shelves, wooden floor.

Kitchen

7' 4" x 16' (2.24m x 4.88m)

Window to front and side aspect, composite sink, washing machine, tumble dryer, dishwasher, electric oven with gas hob, extractor, base and wall units, integrated microwave, integrated fridge and freezer, pots and pans hanging rack, tiled floor.

Bedroom One

13' 10" x 13' (4.22m x 3.96m)

2x windows to side aspect, radiators, built in wardrobe, wooden flooring.

Bedroom Two

8' 11" x 10' 10" (2.72m x 3.30m)

Two windows to side aspect, radiator. above bed built in storage, carpeted flooring.

Bathroom

Claw foot bathtub, shower cubicle, wc, wash hand basin, window to side aspect, tiled flooring.



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- Perfect opportunity to own in a Grade Two listed building, in an ideal city centre location!
- Spacious lounge complete with fireplace and lots of natural light.
- A striking claw foot bathtub!
- An abundance of storage solutions.
- Secure main entrance.

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 655.55

Ground Rent: 10.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 03 Apr 1989. 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



Please note the marker reflects the postcode not the actual property

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Property Ref:
NOR142975 - 0004

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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