





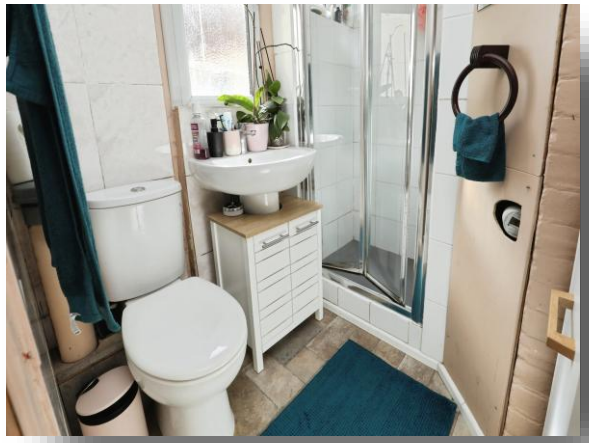
Sprowston Road, Norwich, NR3 4EB

william h brown

welcome to

Sprowston Road, Norwich

This STUDIO APARTMENT offers convenient access to a variety of local amenities. With excellent transport options and a PARKING space at the rear, ideal for both FIRST-TIME BUYERS and INVESTORS. !!Don't miss your chance call the office to book a viewing today!!













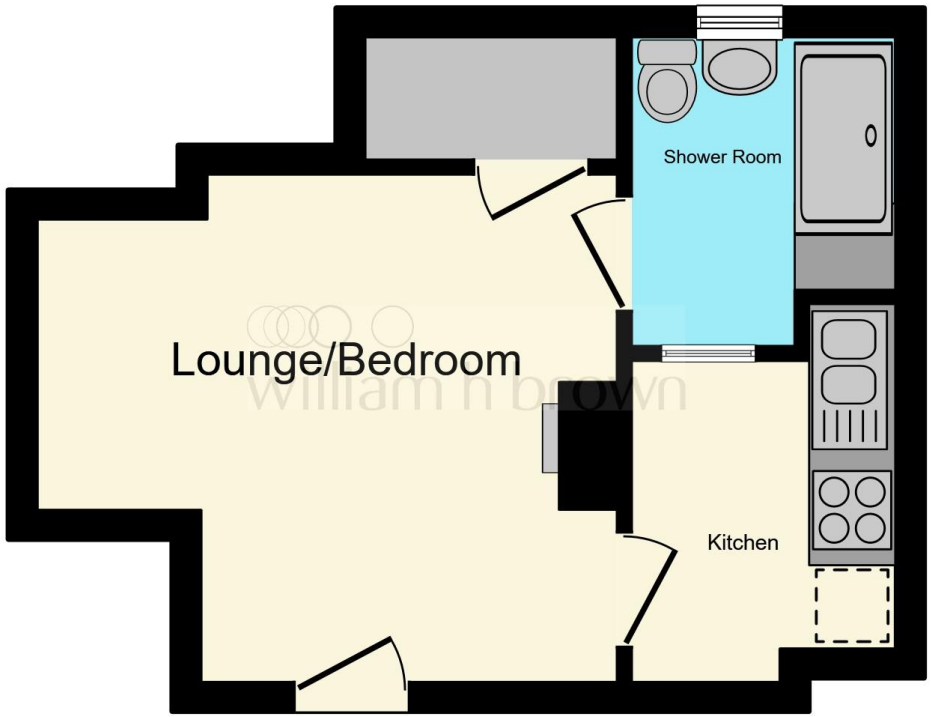
Description
STUDIO APARTMENT close to a range of local amenities, while convenient public transport links are just a short walk away. With ALLOCATED PARKING at the rear, this property is perfectly positioned for the city commute. Whether you're a first-time buyer or an astute investor, this apartment presents a compelling opportunity. !!Book an early viewing to avoid missing out!!

Lounge/Bedroom
12' 7" max x 11' 4" max (3.84m max x 3.45m max)
Carpeted flooring, electric radiator, double glazed window to front aspect.

Kitchen
6' x 9' 7" (1.83m x 2.92m)
Worktops, semi tiled, cupboards, stainless steel sink, oven, reduction hob, cooker.

Bathroom
Wc, wash hand basin, double glazed to side aspect, shower, fully tiled.

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.



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.focalagent.com

welcome to

Sprowston Road, Norwich

- ALLOCATED PARKING
- Ideal for both FIRST-TIME BUYERS and INVESTORS
- Range of local amenities, while convenient public transport links
- Perfectly positioned for city centre commute

Tenure: Leasehold EPC Rating: E
Council Tax Band: A Service Charge: 460.00
Ground Rent: 20.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 20 Oct 2026. 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

£90,000









Please note the marker reflects the postcode not the actual property

check out more properties at williamhbrown.co.uk

The Property Ombudsman

Property Ref:
NOR143263 - 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.

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