



St. Cuthberts House Upper King Street, Norwich NR3 1FA

welcome to

St. Cuthberts House Upper King Street, Norwich

****A FANTASTIC CITY CENTRE APARTMENT! A SUPERB TWO BEDROOM THIRD FLOOR APARTMENT situated in the heart of Norwich City Centre, within walking distance of everything in which Norwich has to offer!! ****



Entrance Hall

Door to front and secure entry phone system.

Lounge/ Kitchen/ Diner

21' 9" x 16' 9" MAX (6.63m x 5.11m MAX)

Fitted range of eye & base level kitchen units, with work surfaces, inset stainless steel sink unit, built-in electric hob, stainless steel extractor over, built-in electric oven, built-in washing machine, built-in fridge/freezer, smooth plastered ceiling with inset air circulation extractor fan, airing cupboard and uPVC window to front aspect.

Bedroom One

17' 9" max. x 18' 8" max. (5.41m max. x 5.69m max.)

uPVC window to side aspect.

En-Suite

Suite comprising of double walk-in shower cubicle with mains fed shower, vanity unit hand wash basin, low level WC, chrome towel radiator, smooth plastered ceiling and heated towel rail.

Bedroom Two

12' 7" max. x 10' 2" (3.84m max. x 3.10m)

uPVC window to side.

Family Bathroom

Suite comprising of panel bath with attached shower, wash hand basin set into vanity unit, low level WC, tiled flooring, tiled walls, extractor fan and smooth plastered ceiling and chrome towel radiator.



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welcome to

St. Cuthberts House Upper King Street, Norwich

- Superbly spacious two bedroom third floor apartment
- Stunning central city location
- Fitted lounge/kitchen/dining room
- Wealth of built-in appliances
- Impressive double bedroom

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: 2344.00

Ground Rent: 900.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jun 2017. Should you require 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

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Property Ref:
NOR141746 - 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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