



Sarah West Close, Norwich NR2 2TE

welcome to

Sarah West Close, Norwich

A well-presented two-bedroom ground floor apartment at Sarah West Close, offering comfortable living with the added benefit of allocated parking. Ideal for first-time buyers, downsizers, or investors, the property provides convenient ground floor access in a quiet residential setting.



Communal Entrance

Security door to front aspect, telephone access, door to property.

Entrance Hall

Door from communal entrance, radiator, doors to all rooms

Lounge

20' 4" x 12' (6.20m x 3.66m)

Lounge Area - Double glazed window dual aspect to the front and side, electric Radiator.

Kitchen

8' 2" x 7' 1" (2.49m x 2.16m)

Fitted kitchen comprising a range of wall and base units, work surfaces over, inset stainless steel sink and drainer, electric oven, ceramic hob

Bedroom 1

12' 6" x 10' (3.81m x 3.05m)

Double glazed window to front aspect, , radiator.

Bedroom 2

10' 7" x 9' 3" (3.23m x 2.82m)

Double glazed window to front aspect, , radiator.

En Suite

Shower, WC, Basin

Bathroom

Bath with shower over, basin, WC



view this property online williamhbrown.co.uk/Property/UNR106978



welcome to

Sarah West Close, Norwich

- Ground floor living
- Two bedrooms
- Allocated parking space
- Close to the city of Norwich
- Perfect for first time buyers

Tenure: Leasehold EPC Rating: D

Council Tax Band: C Service Charge: 1720.50

Ground Rent: 100.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2004. 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

view this property online williamhbrown.co.uk/Property/UNR106978



Property Ref:
UNR106978 - 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.

directions to this property:

From Unthank Road follow Bury Street, the end turn left on to Newmarket Street and then right on to Brunswick Road Turn left onto Edward Jodrell Plain, then left onto Sarah West Close, where the apartment can be located towards the end. Vehicular access to the allocated parking space is via Edward Jodrell Plain.



william h brown



01603 667077



Unthankroad@williamhbrown.co.uk



161 Unthank Road, Norwich, Norfolk, NR2 2PG



williamhbrown.co.uk