



**Cordwainer Close, Sprowston Norwich NR7 8GT**

**welcome to**

**Cordwainer Close, Sprowston Norwich**

This beautifully presented two-bedroom ground floor apartment offers modern, low-maintenance living within a well-kept residential development. Finished in a contemporary neutral palette throughout, the property is ideal for first-time buyers, downsizers, professionals or investors alike.



**Entrance Hall**

Wooden flooring, radiator.

**Lounge/Kitchen**

17' 2" x 16' 1" ( 5.23m x 4.90m )

Window to front aspect, two radiators.

Fridge freezer, tiled flooring, oven, hob, sink, boiler, washing machine, dish washer.

**Bedroom One**

16' 10" x 8' 2" ( 5.13m x 2.49m )

Window to front aspect, spotlights, carpeted flooring, radiator.

**Bedroom Two**

8' 6" x 7' 7" ( 2.59m x 2.31m )

Window to front aspect, carpeted flooring, radiator.

**Bathroom**

Tiled flooring, radiator, wc, wash hand basin with mixer tap, shower, bathtub, tiled walls.



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## Cordwainer Close, Sprowston Norwich

- Ground Floor Flat Located In The Newer Development In Sprowston
- Two Car Parking Spaces
- No Onward Chain
- Perfect For A First Time Buyer And Investor
- Modern Condition Throughout

Tenure: Leasehold EPC Rating: B

Council Tax Band: B Service Charge: 150.00

Ground Rent: 1104.00

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

**£190 000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
NOR143723 - 0004

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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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