



Blazer Court, Northumberland Street, Norwich, NR2 4BB

welcome to

Blazer Court, Northumberland Street, Norwich

Spacious first floor apartment featuring two double bedrooms and a superb 23ft open-plan kitchen/lounge. Benefits include a modern bathroom, allocated parking and a well-designed layout, making it an ideal first-time purchase or investment opportunity.



Description

Situated in a convenient location, this well-presented first floor apartment offers spacious and modern accommodation throughout, making it an ideal purchase for first-time buyers, professionals, or investors alike.

The property features an impressive open-plan kitchen/lounge measuring over 23ft in length, providing a bright and versatile living space perfect for both relaxing and entertaining. The fitted kitchen is seamlessly incorporated into the living area, creating a contemporary and sociable environment.

There are two well-proportioned double bedrooms, with the principal bedroom measuring over 12ft, while the second bedroom offers excellent flexibility as a guest room, home office or additional living space. A modern family bathroom completes the accommodation.

Further benefits include allocated off-road parking, double glazing, and a practical layout designed to maximise both space and natural light.

Offering comfortable, low-maintenance living and excellent versatility, this attractive apartment is sure to appeal to a wide range of buyers. Early viewing is highly recommended.

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.



view this property online williamhbrown.co.uk/Property/NOR145132



welcome to

Blazer Court, Northumberland Street, Norwich

- Sold with No Onward Chain
- Sought after location
- 1st floor apartment
- Ideal for first time buyers or buy to let investors
- Allocated parking
- 2 double bedrooms

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 1422.00

Ground Rent: 100.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2009. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£170,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/NOR145132



Property Ref:
NOR145132 - 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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.



william h brown



01603 760044



norwich@williamhbrown.co.uk



5 Bank Plain, NORWICH, Norfolk, NR2 4SF



williamhbrown.co.uk