



**Catton Court, St. Faiths Road, Norwich, NR6 7AJ**

**welcome to**

**Catton Court, St. Faiths Road Norwich**

William H Brown are delighted to present this beautifully maintained, two-bedroom leasehold bungalow, situated in the highly desirable NR6 postcode. Nestled within the peaceful and sought-after development of Catton Court, this property is exclusively designed for those aged 55 and over.



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The property has been meticulously cared for and boasts a light-filled, spacious living area, a modern, well-appointed kitchen, and a delightful conservatory that provides the perfect space to relax and enjoy the quiet surroundings. Featuring two comfortable bedrooms, this home is ideal for those looking to downsize without compromising on quality or comfort.

One of the significant advantages of this property is that the vendor is already suited with a forward move, offering prospective buyers the potential for a smoother transaction. Early viewing is highly recommended to fully appreciate the serene lifestyle on offer in this sought-after development. Contact William H Brown today to arrange your internal inspection.



**view this property online** [williamhbrown.co.uk/Property/NOR144133](http://williamhbrown.co.uk/Property/NOR144133)



welcome to

## Catton Court, St. Faiths Road Norwich

- Situated in the highly sought-after Catton Court.
- Extremely well-maintained throughout, ready for the new owner to move straight in.
- Features a contemporary kitchen and light-filled, spacious living areas.
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- Well-proportioned accommodation suitable for downsizers or those seeking single-level living.

Tenure: Leasehold EPC Rating: D

Council Tax Band: C Service Charge: 224.95

Ground Rent: 350.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Apr 1987. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

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Please note the marker reflects the postcode not the actual property

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Property Ref:  
NOR144133 - 0002

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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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