



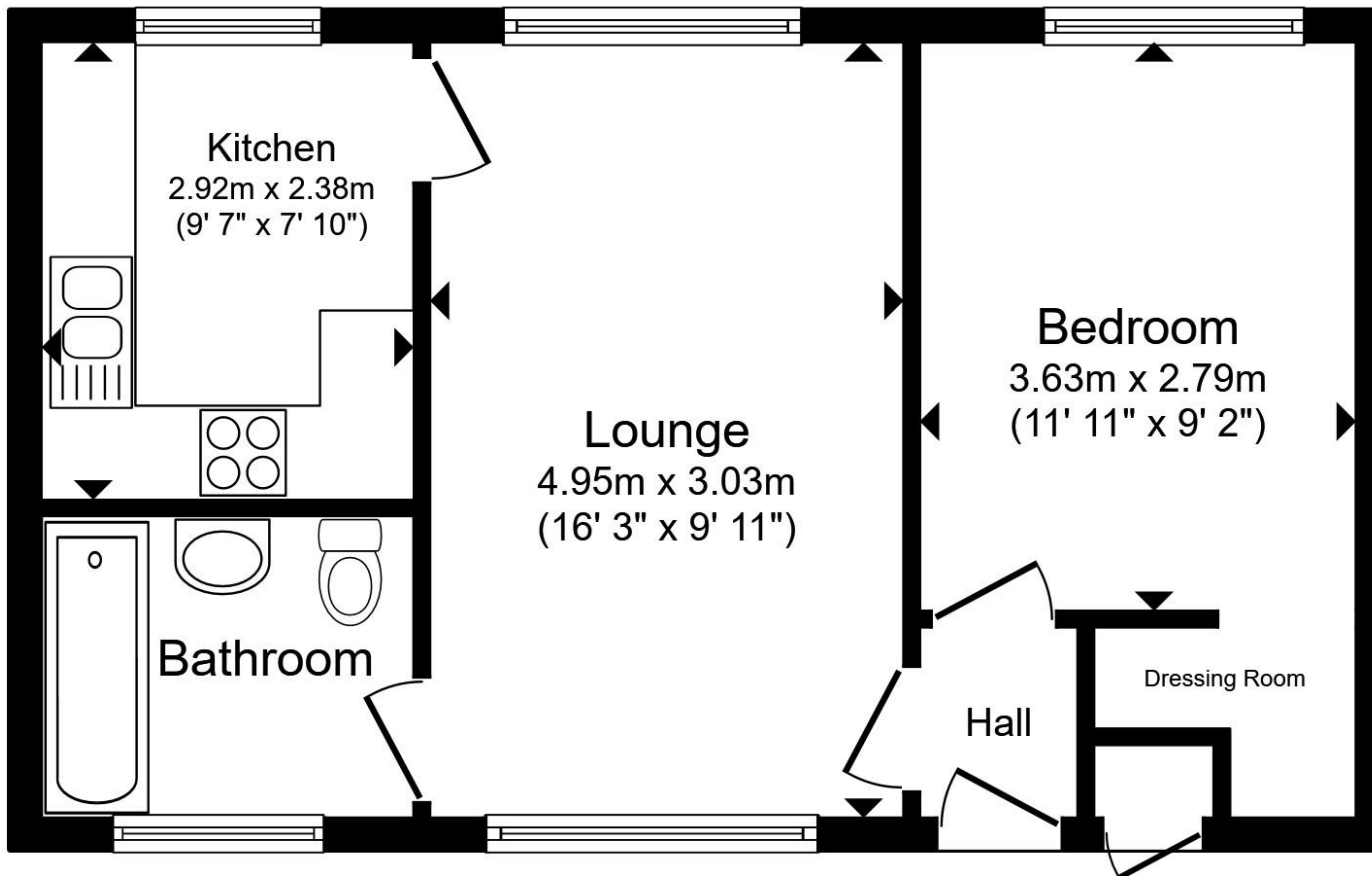
**William Mear Gardens, Norwich, NR1 4PE**

**welcome to**

**William Mear Gardens, Norwich**

Ground-floor one-bedroom flat in sought-after Thorpe Hamlet. Features a spacious lounge/diner, gas central heating, and communal parking. Offered with NO ONWARD CHAIN. Guide Price £130,000 - £135,000. Perfect for first-time buyers or investors.





Total floor area 41.6 m<sup>2</sup> (448 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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welcome to

## William Mear Gardens, Norwich

- Guide price of £130,000 - £140,000 with no onward chain for a hassle-free purchase.
- Situated in the highly sought-after and quiet area of Thorpe Hamlet.
- Easily accessible one-bedroom flat, well-presented throughout.
- Large lounge/diner providing ample space for living and entertaining.
- Fully equipped with gas central heating and double-glazed windows.

Tenure: Leasehold EPC Rating: E

Council Tax Band: A Service Charge: 348.30

Ground Rent: 10.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 03 Jul 1989. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

# £130,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
NOR141298 - 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.



william h brown



**01603 760044**



[norwich@williamhbrown.co.uk](mailto:norwich@williamhbrown.co.uk)



5 Bank Plain, NORWICH, Norfolk, NR2 4SF



[williamhbrown.co.uk](https://williamhbrown.co.uk)