



**Unthank Road, Norwich NR2 2RR**



**welcome to**

## **Unthank Road, Norwich**

\*\*\*NO ONWARD CHAIN\*\*\* An exciting opportunity to acquire a spacious studio apartment in the heart of the Golden Triangle. Creating a prospect as a starter home, pied a Terre or investment opportunity early viewing is recommended.



### Lounge / Bedroom

20' narrowing to 15' 9" x 12' 9" ( 6.10m narrowing to 4.80m x 3.89m )

Door and windows to front aspect, laminate flooring, fitted wardrobes, radiator, open to kitchen, door to bathroom

### Kitchen

9' 5" x 5' 5" ( 2.87m x 1.65m )

Fitted kitchen comprising a range of wall and base units, roll top work surfaces over, inset stainless steel sink and drainer, tiled splash back, gas hob, electric oven, space for fridge freezer, under stairs storage cupboard.

### Bathroom

Suite comprising bath with mixer tap and mains fed shower over, pedestal sink, low level wc, tiled floor, extractor fan, plumbing and space for washing machine, heated towel rail.

### External

The property offers a low maintenance open plan garden with steps leading to the private entrance door.



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.focalagent.com](http://www.focalagent.com)



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## **Unthank Road, Norwich**

- GROUND FLOOR STUDIO APARTMENT
- OPEN PLAN GARDEN WITH STEPS DOWN TO A PRIVATE ENTRANCE DOOR
- OPEN PLAN LOUNGE / BEDROOM
- KITCHEN AREA WITH SPACE FOR APPLIANCES
- PRIME GOLDEN TRIANGLE LOCATION

Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: 600.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 150 years from 01 Jul 2003. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers over

**£110,000**



### **directions to this property:**

Proceed out of Norwich via Unthank Road where the property will be located on your left hand side between Cambridge Street and York Street.



Please note the marker reflects the postcode not the actual property

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Property Ref:  
UNR106832 - 0005

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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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