



Bishop Pelham Court, Norwich, NR4 6RS

welcome to

Bishop Pelham Court, Norwich

A WONDERFUL ONE BEDROOM FIRST FLOOR PURPOSE BUILT APARTMENT located in this unique development lying south of Norwich city centre off Ipswich Road. With communal gardens and its being sold with the added benefit of NO ONWARD CHAIN!!!! ** The property must be viewed to be fully appreciated!!! **



Entrance Hall
Lounge/ Dining Room

16' 3" x 10' 9" (4.95m x 3.28m)

Window to front aspect and storage heater.

Kitchen

7' 5" x 7' 5" (2.26m x 2.26m)

Fully fitted comprehensive range of eye and base level kitchen units, inset stainless steel unit, space for cooker, plumbing for washing machine, space for fridge and window to side aspect.

Bedroom One

15' 3" x 9' 9" (4.65m x 2.97m)

UPVC window to front aspect, storage heater and built in wardrobe.

Bathroom

Bath with shower over, wash hand basin, W/C, extractor fan and tiled splashbacks.



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Bishop Pelham Court, Norwich

- Spacious one bedroom apartment
- High ceilings
- NO ONWARD CHAIN
- Communal tennis court and pool
- Beautiful communal grounds

Tenure: Leasehold EPC Rating: D

Council Tax Band: A Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 99 years from 01 Jan 1987. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

£80,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
NOR139250 - 0008

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 Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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