

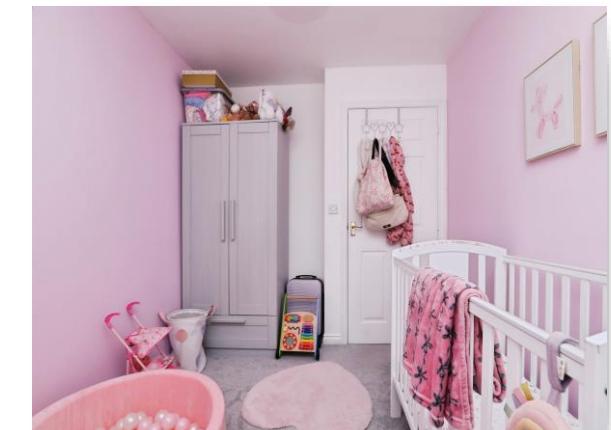


**Magnolia Way, Costessey, Norwich, NR8 5EH**

**welcome to**

## **Magnolia Way, Costessey Norwich**

TWO BEDROOM FIRST FLOOR APARTMENT is situated in the highly sought after queens hills development. Ideal for FIRST TIME BUYERS with ALLOCATED PARKING. Close to local amenities and schooling, public transport links and the picturesque queens hills countrypark.



**Lounge/Kitchen/Diner**

19' 9" x 12' 8" ( 6.02m x 3.86m )

Dual aspect living area with double glazed windows to front and rear, a range of wall and base units in the kitchen, with tiled splashback oven and space for washing machine, laminate flooring and radiator.

**Bedroom One**

11' 6" x 9' 9" ( 3.51m x 2.97m )

Double glazed window to rear aspect, carpeted flooring and radiator.

**Bedroom Two**

10' 8" x 7' 10" ( 3.25m x 2.39m )

Double glazed window to side aspect, carpeted flooring and radiator.

**Bathroom**

Double glazed window to side aspect, bath tub, wash hand basin, toilet, fully tiled and radiator.



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welcome to

## Magnolia Way, Costessey Norwich

- Allocated parking
- Good links to A47 & A11
- Perfect first time buy or investment
- Open plan living area
- Popular west city development

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

**£130,000**



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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.



Property Ref:  
NOR143248 - 0002



Please note the marker reflects the postcode not the actual property

 william h brown



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