

# Norwich Office - Sales, Lettings and Auctions

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Tel: 01603 305805

homes@pymmand.co.uk lettings@pymmand.co.uk

\* Your home may be repossessed if you do not keep up the repayments on your mortgage.

FCA No 521208

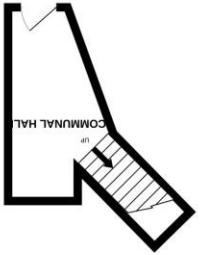
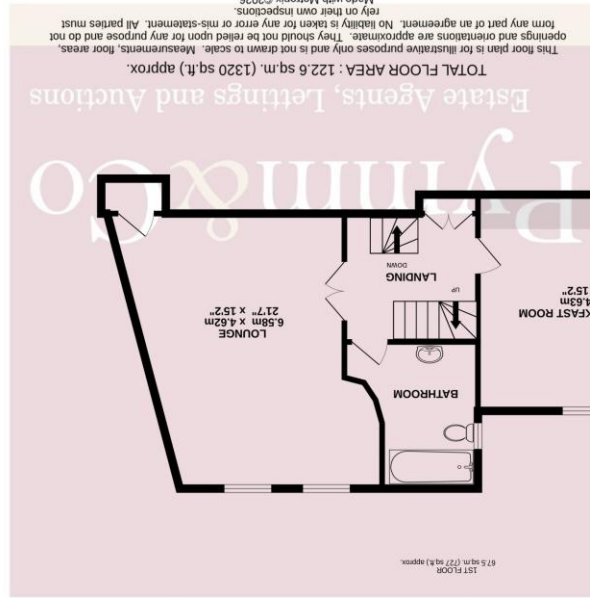
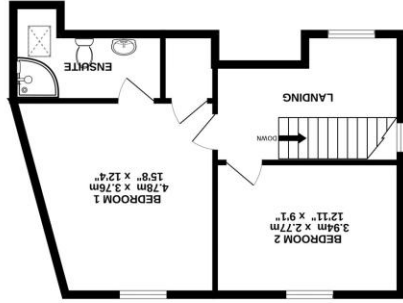
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Our expert mortgage advisors are able to guide you through the whole mortgage process, to help you select and arrange the right product for you. Let us also make your life easier, by arranging the selected mortgage on your behalf. This includes First Time Buyer, Home Mover, Re-mortgage and Buy to Let services.

Independent Mortgage & Financial Advice.

Looking for a mortgage?

BROADLAND CONSULTANTS LIMITED



17C Muspole Street, Norwich, Norfolk, NR3 1DJ  
Price £300,000

Call 01603 305805 | www.pymmand.co.uk

Pymm&Co  
Estate Agents, Lettings and Auctions



- A magnificent duplex apartment with accommodation over three floors
- Just under 1320 ft.<sup>2</sup> of living accommodation
- A wonderful 21ft x 7ft lounge & 15 ft kitchen breakfast room
- Large bathroom
- Top floor with two double beds & ensuite plus office area
- Share of Freehold
- Gas central heating & high ceilings
- Close to fabulous restaurants, pubs, & cafes
- NO CHAIN
- Early viewing is recommended



A stunning two double bedroom duplex apartment arranged over three floors, offering spacious and characterful accommodation with high ceilings throughout and available with No Onward Chain. The property is entered via a welcoming entrance hall with stairs rising to the first floor, where a generous hallway with large cupboard provides access to the principal living accommodation and a further staircase leading to the top floor. The impressive double aspect kitchen/breakfast room which measures 15'1" x 16'11" and is fitted with an attractive range of wall and base units, incorporating an integrated fridge freezer and space for additional appliances. A particular feature of the home is the magnificent 21'7" x 16'3" lounge, a bright and spacious room with double windows overlooking the rear and an eye catching curved wall that enhances the character and charm of the space. A well appointed family bathroom completes the first floor accommodation. On the top floor, the spacious landing benefits from a front facing window and offers ample space for a home office or study area. There are two generous double bedrooms, with the principal bedroom enjoying the added benefit of an en suite shower room. Further benefits include gas central heating, high ceilings throughout and the advantage of being offered to the market with No Onward Chain. We hold the keys in the office and an early internal viewing is highly recommended to fully appreciate the size, layout and quality of accommodation on offer.



#### Location

Located in the highly sought after Muspole Street, within the historic Colegate area of Norwich, this property offers a perfect blend of character and convenience. With a fantastic selection of local amenities right on your doorstep you will find an array of charming pubs and restaurants just moments away, ideal for dining and socialising. St Andrews Hall and the Playhouse Theatre is within easy walking distance giving access to cultural events and historic architecture, while the vibrant City Centre is just beyond, offering a wealth of shopping, dining, and entertainment options. Magdalen Street is just a stone's throw away and boasts an eclectic mix of independent shops cafes and retail outlets, adding to the array lively and diverse atmosphere. Whether you are looking to enjoy Norwich's rich history or take advantage of its modern conveniences, this location delivers the best of both worlds.

#### Agents Note - Anti Money Laundering By law

we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45+ VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus) A			
(81-91) B			81
(69-80) C			
(55-68) D		66	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify they are in working order and are fit for purpose. Furthermore our measurements are for an indication only and should not be taken as fact. Solicitors should confirm moveable items described in the sales particulars are, in fact, included in the sale, since circumstances do change during marketing or negotiations.

## Lettings & Property Management

Are you looking at this property as a buy to let investment?

If you would like any help regarding the letting and management of this or any other property, our lettings department are always happy to help.

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