

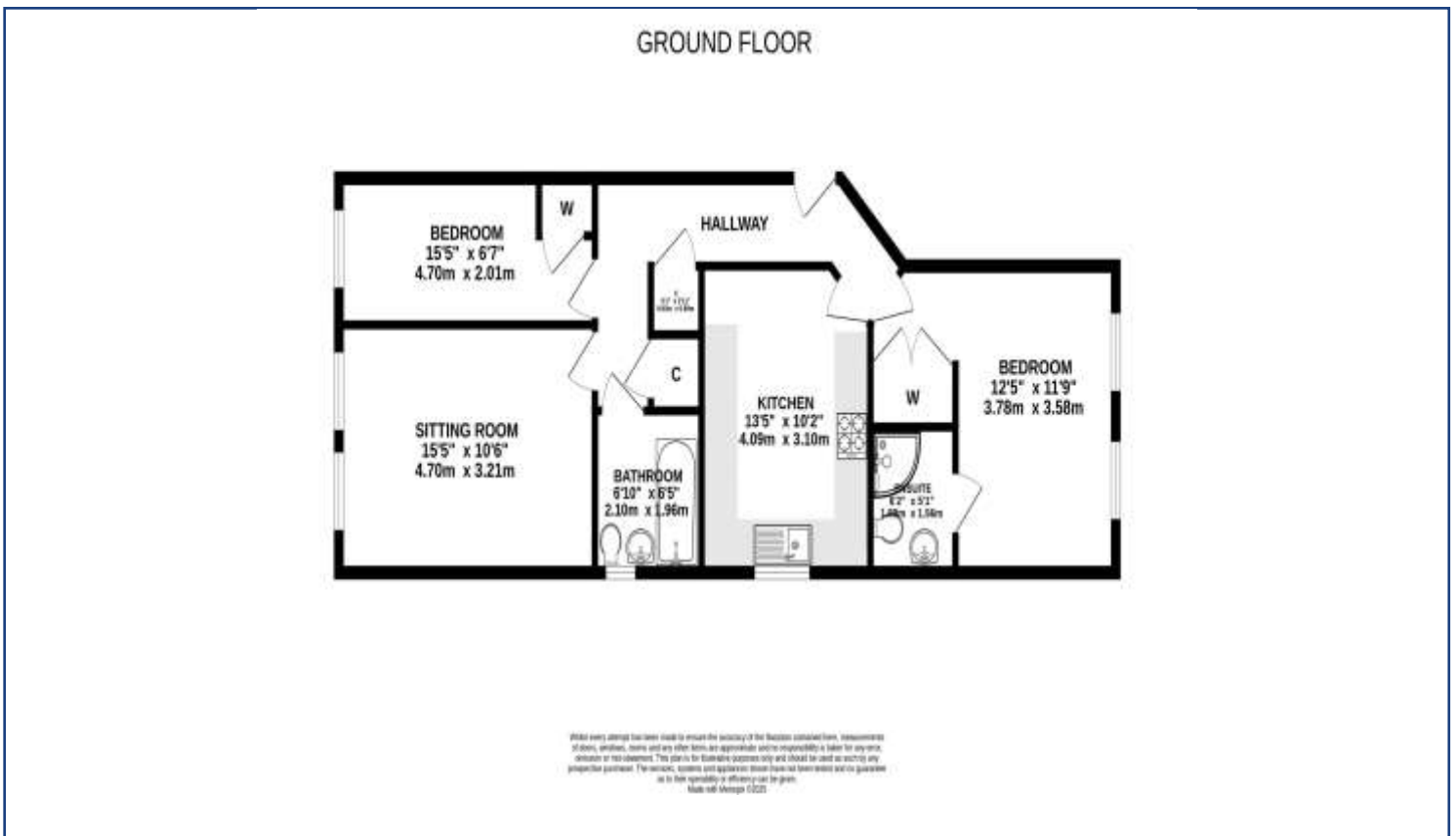


ICONIC
ESTATE AGENTS

Rumsey Wells Place
OIEO £125,000 - Leasehold



- Prime City Centre Location
- Principle Bedroom with En-Suite
- Sitting Room to the Front Aspect
- Secure Entry System
- Council Tax Band B
- South Facing Communal Terrace
- Generous Kitchen/Dining Room
- Underfloor Heating
- Early Viewing Essential
- EPC Rating; B



The property can be found in the city centre opposite St Andrews Car Park and just at the bottom of Exchange Street. Please note the annual service charge is £4414.22 and the ground rent is £127 per annum.

Viewings strictly by appointment with: 297 Fakenham Road, Norwich, NR8 6LE

Taverham **01603 261104**
 Norwich **01603 740044**



We bring to prospective purchasers attention that we, as estate agents for the property, have not tested any appliances and purchasers should make their own enquiries of the relevant Authorities regarding the connection and viability of all services. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy.