



John Stephenson Court, Norwich, NR3 4UA

welcome to

John Stephenson Court, Norwich

Ground floor apartment offering excellent potential, featuring a spacious lounge, separate kitchen, double bedroom and bathroom. Requiring updating throughout, making it an ideal first-time buy or investment opportunity.



Description

Ground Floor Apartment Requiring Modernisation, offered to the market with excellent potential, this spacious ground floor apartment presents an ideal opportunity for first-time buyers, investors or those looking to downsize. While the property would benefit from updating throughout, it provides well-proportioned accommodation and the chance to add value and create a home tailored to individual tastes.

The accommodation comprises an entrance hall leading to a generous lounge measuring approximately 13'0" x 12'9", providing ample space for both seating and dining areas. The separate kitchen offers a practical layout with scope for refurbishment and modernisation. The double bedroom is a good size and benefits from built-in storage, while the bathroom is fitted with a three-piece suite.

The property enjoys the convenience of ground floor living and is well suited to purchasers seeking a project with plenty of potential.

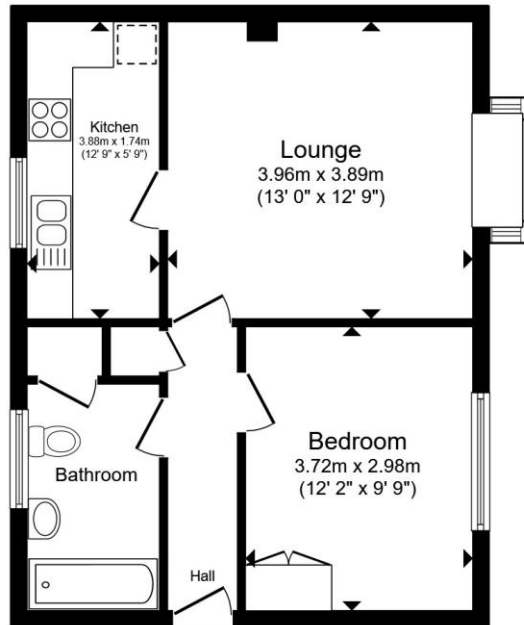
Situated within easy reach of local amenities, shops and transport links, the apartment combines convenience with an opportunity to improve and personalise.

Early viewing is recommended to fully appreciate the accommodation and possibilities on offer.

Agent's Note

1) The term of the lease is 99 years from 01/06/1984, which means there are currently 57 years remaining. This may impact on mortgage lending requirements. Interested parties should make further enquiries.

2) Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



Total floor area 46.0 m² (495 sq.ft.) approx

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.propertybox.io



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John Stephenson Court, Norwich

- Ground floor apartment
- Spacious lounge with bay window
- Good-sized double bedroom with built-in storage
- Separate fitted kitchen
- Excellent opportunity to modernise and add value throughout

Tenure: Leasehold EPC Rating: D

Council Tax Band: A Service Charge: 1800.00

Ground Rent: 60.00

This is a Leasehold property with details as follows; Term of Lease 99 years from 01 Jun 1984. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£115,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
NOR145097 - 0003

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.

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