





Wellington Lane,Norwich NR2 1HJ

william h brown

welcome to

Wellington Lane, Norwich

This exceptional TWO BEDROOM ground floor apartment offers unparalleled city centre living, with the added convenience of secure underground parking. This property presents a fantastic opportunity for those seeking a modern and well-located residence perfect for FIRST TIME BUYERS and INVESTORS alike













Entrance Hall
Radiator, carpeted flooring.

Lounge
16' 6" x 10' 8" (5.03m x 3.25m)
Radiator, fireplace, two double glazed windows to front aspect, door to kitchen, carpeted flooring.

Kitchen
10' 3" x 6' 11" (3.12m x 2.11m)
Double glazed window to front aspect, partly tiled backsplash, space for washing machine, space for fridge, storage cupboard, electric hob and oven, extractor fan, wall and base units with work surface, stainless steel 1.5 bowl sink, vinyl flooring.

Bedroom One
13' x 9' 7" (3.96m x 2.92m)
Double glazed window to rear aspect, carpeted flooring, electric heater.

Bedroom Two
9' 6" x 8' (2.90m x 2.44m)
Double glazed window to rear aspect, radiator, carpeted flooring.

Bathroom
Fully tiled, wash hand basin, toilet, radiator, bathtub, vinyl flooring.

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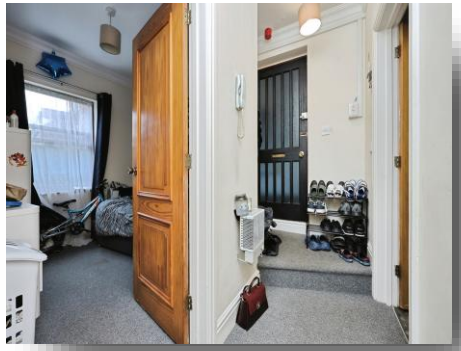
- Guide Price: £140,000 - £150,000
- Perfect for FIRST TIME BUYERS and INVESTORS alike.
- NO ONWARD CHAIN!
- Secure underground parking space
- Modern and well-located residence

Tenure: Leasehold EPC Rating: D
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.

guide price

£140,000-£150,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/NOR143601

The Property Ombudsman

Property Ref:
NOR143601 - 0004

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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