



**Cremorne Lane, Norwich NR1 1YW**

**welcome to**

**Cremorne Lane, Norwich**

This well-presented two bedroom ground floor flat is now offered on the market with no onward chain. Located in NR1, in close proximity to the city centre. A perfect property for a first time buyers, downsizer or investors!



This well-presented ground floor flat offers two bedrooms, a spacious and airy reception room, a modernised family bathroom and a kitchen with a range of wall and base units. The flat benefits from the addition of an allocated parking space and a communal garden.

The home is situated in easy reach to the city centre, offering local amenities, well regarded schools, convenient transport links including Norwich train station and regular bus links.

A perfect opportunity for first time buyers and investors!



**view this property online** [williamhbrown.co.uk/Property/NOR140709](http://williamhbrown.co.uk/Property/NOR140709)



welcome to

## Cremorne Lane, Norwich

- OFFERED WITH NO ONWARD CHAIN
- Ground floor
- Allocated parking space
- Communal garden
- Close to the city centre

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 984.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 24 Jun 1988. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

**£160,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/NOR140709](http://williamhbrown.co.uk/Property/NOR140709)



Property Ref:  
NOR140709 - 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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



**01603 760044**



[norwich@williamhbrown.co.uk](mailto:norwich@williamhbrown.co.uk)



5 Bank Plain, NORWICH, Norfolk, NR2 4SF



[williamhbrown.co.uk](http://williamhbrown.co.uk)