



William Mear Gardens, Norwich, NR1 4PE

welcome to

William Mear Gardens, Norwich

Ground-floor one-bedroom flat in sought-after Thorpe Hamlet. Features a spacious lounge/diner, gas central heating, and communal parking. Offered with NO ONWARD CHAIN. Perfect for first-time buyers or investors.

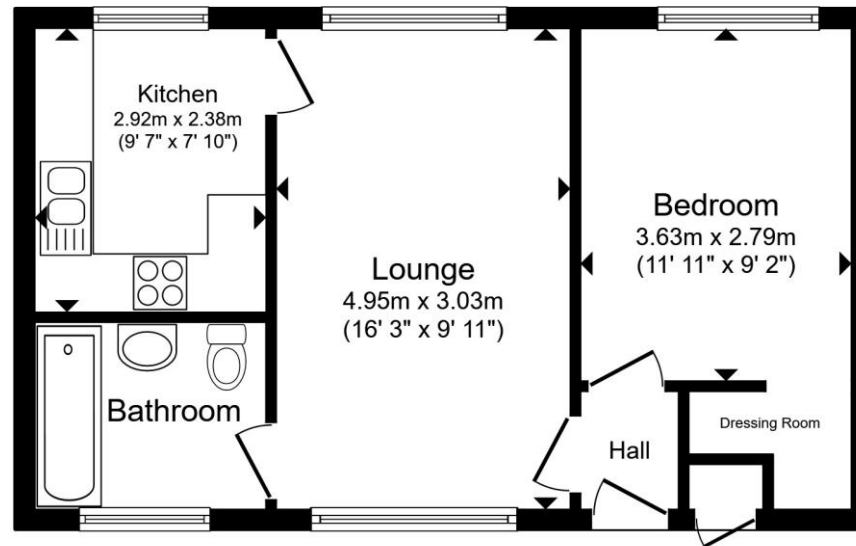


Description

William H Brown are proud to present this well maintained one-bedroom ground-floor apartment, perfectly positioned in a quiet enclave of the prestigious Thorpe Hamlet. Offered to the market with the significant advantage of no onward chain, this property presents a seamless opportunity for those looking to move quickly.

The internal accommodation provides a welcoming entrance hall leading to a bright and spacious lounge/diner, ideal for both relaxing and entertaining. The flat further benefits from a neatly fitted kitchen, a generously proportioned bedroom, and a modern bathroom. Comfort is ensured year-round with double glazing and gas central heating throughout.

Externally, the property enjoys access to well-kept communal gardens and a residents' car park (available on a first-come, first-served basis). Located within walking distance of local amenities and the city centre, this property is an outstanding choice for first-time buyers seeking their first home or savvy investors looking for a high-quality buy-to-let. Internal viewing is essential to appreciate the space and location on offer.



Total floor area 41.6 m² (448 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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William Mear Gardens, Norwich

- No onward chain for a hassle-free purchase.
- Situated in the highly sought-after and quiet area of Thorpe Hamlet.
- Easily accessible one-bedroom flat, well-presented throughout.
- Large lounge/diner providing ample space for living and entertaining.
- Fully equipped with gas central heating and double-glazed windows.
- Features a practical entrance hall, a fitted kitchen, a generous double bedroom, and a bathroom.
- An ideal choice for both first-time buyers and buy-to-let investors.

Tenure: Leasehold EPC Rating: E

Council Tax Band: A Service Charge: 348.30

Ground Rent: 10.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 03 Jul 1989. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£120,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
NOR141298 - 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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