



Typesetters Way, Printworks Drive, Norwich, NR3 1FJ

welcome to

Typesetters Way, Printworks Drive, Norwich

Spacious two-bedroom apartment close to Norwich city centre, featuring a 25ft open-plan kitchen/living area with balcony, en-suite to the principal bedroom, modern bathroom and allocated parking space. Ideal for first-time buyers, professionals or investors.



Description

This spacious and well-presented two-bedroom apartment offers modern city living in a highly convenient location, within easy reach of Norwich city centre, local amenities and excellent transport links.

The accommodation is centred around an impressive open-plan kitchen/lounge measuring over 25ft in length, providing a bright and versatile living space with ample room for both dining and entertaining. The living area benefits from access to a private balcony, creating the perfect spot to relax and enjoy the outdoors.

There are two generous double bedrooms, with the principal bedroom enjoying the added benefit of an en-suite shower room. A contemporary family bathroom serves the remaining accommodation, while a welcoming entrance hall provides useful storage space.

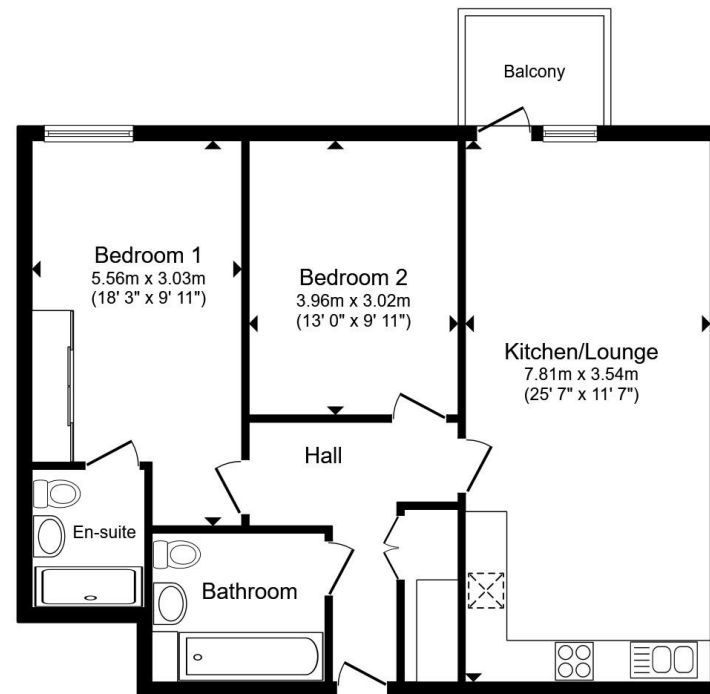
Externally, the property benefits from an allocated parking space, a valuable feature for city living. Combining spacious accommodation, modern fittings and a sought-after location close to the heart of Norwich, this apartment is ideally suited to first-time buyers, professionals, investors or those seeking a low-maintenance home with excellent access to the city's shopping, dining and leisure facilities.

Early viewing is highly recommended to appreciate the space, convenience and lifestyle on offer.

Agent's Note

1) It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise you as to time-frames for registration.

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 74.6 m² (803 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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welcome to

Typesetters Way, Printworks Drive, Norwich

- Impressive 25ft open-plan kitchen/living area
- Private balcony accessed from the living space
- En-suite shower room to the principal bedroom
- Allocated parking space and close to Norwich city centre
- Ideal for first-time buyers, professionals or investors

Tenure: Leasehold EPC Rating: B

Council Tax Band: C Service Charge: 3500.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 250 years from 17 Jan 2020. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£330,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
NOR145003 - 0002

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.



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