



Compass Tower, Munnings Road, Norwich, NR7 9TW

welcome to

Compass Tower, Munnings Road, Norwich

A fantastic chain-free opportunity! This well-presented, third-floor apartment features two double bedrooms, a spacious dual-aspect living/dining room with a private balcony, and a sleek, modern kitchen. Ideally suited for first-time buyers or investors.



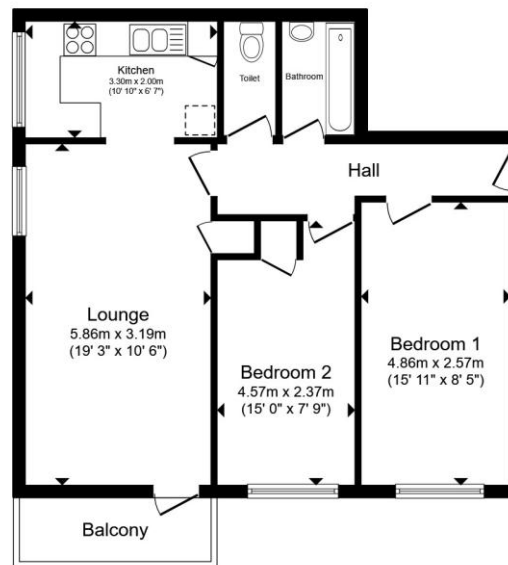
Description

Presented to the market in move-in ready condition and offered with the advantage of no onward chain, this well-proportioned third-floor apartment offers an excellent opportunity for first-time buyers or buy-to-let investors alike. Situated within a secure building with both lift and stair access, the property has been thoughtfully maintained and updated to provide a contemporary living environment.

The internal accommodation flows from a welcoming entrance hall into a bright and spacious dual-aspect living and dining room, which serves as the heart of the home. This room benefits from an abundance of natural light and provides direct access to a private balcony, perfect for relaxing outdoors. The accommodation further comprises a stylish, updated kitchen, two generous double bedrooms that offer plenty of space for storage, and a separate bathroom and W.C. configuration. With its modern finish and convenient location, this property is ready for immediate occupancy.

Agent's Note

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 60.7 m² (653 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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Compass Tower, Munnings Road, Norwich

- Recently updated and meticulously maintained throughout.
- Generously sized rooms, perfect for professional sharers or small families.
- Spacious, dual-aspect living/dining area with access to a private balcony.
- A stylish, contemporary space fitted with high-quality units.
- Secure communal entrance with the convenience of lift access.
- An exceptional choice for both first-time buyers and savvy buy-to-let investors.

Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: 1300.00

Ground Rent: 10.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 08 Oct 2001. 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

£110,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
NOR142119 - 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.

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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