



**1h Lilburne Avenue, Norwich, NR3 3NZ**

**welcome to**

**1h Lilburne Avenue, Norwich**

Beautifully presented two-bedroom top floor apartment offers stylish, modern living in immaculate condition throughout – ideal for first-time buyers, professionals, or investors alike. Early viewing is highly recommended to fully appreciate all that this fantastic apartment has to offer!



## Description

Situated in a highly sought-after location, this beautifully presented two-bedroom top floor apartment offers stylish, modern living in immaculate condition throughout – ideal for first-time buyers, professionals, or investors alike.

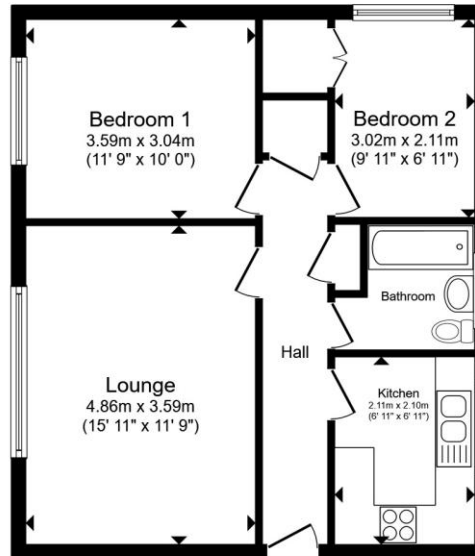
The property boasts a bright and spacious open-plan living area, perfect for both relaxing and entertaining, with large windows allowing plenty of natural light to flood the space. The contemporary kitchen is finished to a high standard, featuring quality fitted units and integrated appliances.

There are two well-proportioned bedrooms, including a generous principal bedroom and a versatile second bedroom ideal as a guest room, home office, or nursery. The accommodation is completed by a sleek, modern bathroom fitted with high-quality fixtures and fittings.

Further benefits include ample storage, well-maintained communal areas, and the added convenience of a private garage, providing secure parking or additional storage space.

## Agent's Note

The term of the lease is 125 years from 25/12/1970 date, which means there are currently 69 years remaining. This may impact on mortgage lending requirements. Interested parties should make further enquiries.



Total floor area 54.7 m<sup>2</sup> (589 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](http://www.propertybox.io)

  
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## 1h Lilburne Avenue, Norwich

- Immaculate condition throughout
- Top floor position offering privacy and views
- Spacious open-plan living accommodation
- Modern fitted kitchen with integrated appliances
- Private garage

Tenure: Leasehold EPC Rating: Awaited

Council Tax Band: A Service Charge: 1296.00

Ground Rent: 14.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 25 Dec 1970. 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

**£135,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
NOR144525 - 0003

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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](https://www.williamhbrown.co.uk)