



Cherry Close, Norwich, NR1 3HR

welcome to

Cherry Close, Norwich

Situated close to a variety of local amenities, this first floor, two bedroom apartment is well presented throughout, offering a hall entrance, well sized bathroom, two generous bedrooms and a well equipped kitchen. This property is offered chain free and would be ideal for first time buyers.



Description

A well-proportioned two-bedroom apartment extending to approximately 61.6 sq. m (663 sq. ft), featuring a spacious lounge, private balcony and practical accommodation throughout.

The property opens into a central hallway providing access to the principal rooms. The generously sized lounge offers approximately 4.58m x 3.73m of living space and benefits from direct access to the balcony, providing an attractive extension of the living area.

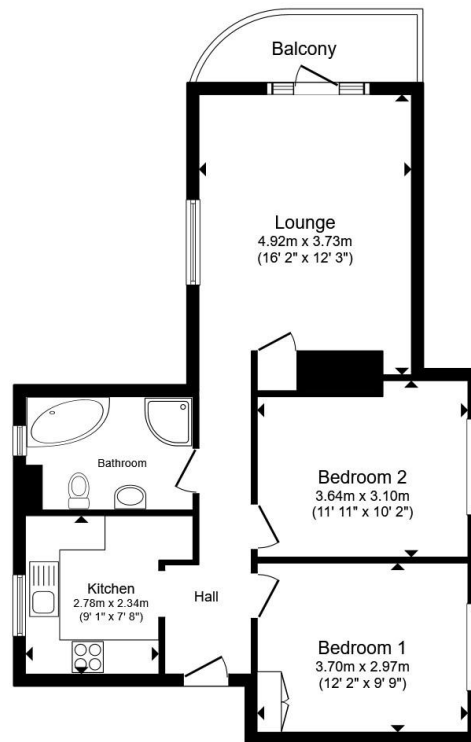
The property offers two bedrooms, with Bedroom 1 measuring approximately 3.70m x 2.97m and Bedroom 2 approximately 3.64m x 3.10m, providing versatile accommodation suitable for a range of buyers.

A separate kitchen is positioned off the hallway, while the bathroom is conveniently located nearby. There is also a useful storage cupboard which goes with the flat on the ground floor, suitable for bikes/other storage.

With its well-balanced layout, two bedrooms and private balcony, this apartment would make an appealing home for first-time buyers, couples or investors alike.

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 61.6 m² (663 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

Cherry Close, Norwich

- CHAIN FREE
- Priced to sell
- Generous living accommodation
- Well sized bedrooms
- Close to amenities

Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: 588.00

Ground Rent: 10.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 11 Jan 1993. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£140,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
NOR144887 - 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.



william h brown



01603 760044



norwich@williamhbrown.co.uk



5 Bank Plain, NORWICH, Norfolk, NR2 4SF



williamhbrown.co.uk