



Thurling Plain, Norwich NR7 9QG

welcome to

Thurling Plain, Norwich

****A beautifully presented first-floor, one-bedroom apartment situated in a quiet, tucked-away cul-de-sac in NR7. Featuring a spacious lounge, modern kitchen, and communal gardens with a private shed, this property offers excellent access to Norwich City Centre, the train station.****



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Thurling Plain, Norwich

- Guide Price £110,000 - £120,000
- Well-presented throughout and situated in a quiet residential setting.
- Tucked away in a peaceful cul-de-sac with excellent access to Norwich City Centre and the train station.
- Large lounge, a modern kitchen, a double bedroom, and a fitted bathroom.
- Includes access to a communal garden area with the valuable addition of a personal storage shed.

Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: 290.00

Ground Rent: 10.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 08 Sep 1997.

Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



view this property online williamhbrown.co.uk/Property/NOR144450



Property Ref:
NOR144450 - 0005

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.



Please note the marker reflects the postcode not the actual property



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