



Polypin Yard, Norwich, NR1 1RG

welcome to

Polypin Yard, Norwich

THIS TWO BEDROOM FIRST FLOOR APARTMENT is situated in the popular NR1 postcode just to the south of Norwich city centre. The property would make a fantastic first time buy or investment purchase and is being sold with the added benefit of NO ONWARD CHAIN!! **Viewings are highly recommended!!!!**



Secure Phone Entry System

Stairs to first floor.

Entrance Hall

Door to front, laminated floor and airing cupboard.

Lounge/ Diner

11' 10" x 16' 9" (3.61m x 5.11m)

Double glazed window to side, laminated floor, electric radiator, TV point and phone point.

Kitchen

8' 10" x 6' 7" (2.69m x 2.01m)

Wall base units, work surfaces, space for washing machine, space for fridge/ freezer, stainless steel one sized bowl, extractor fan and space for cooker.

Bedroom One

13' 1" x 9' 1" plus recess (3.99m x 2.77m plus recess)

Double glazed window to front, laminated floor, electric radiator and TV point.

Bedroom Two

9' 5" x 7' 3" (2.87m x 2.21m)

Double glazed window to front, laminated floor, phone point and electric radiator.

Bathroom

Vinyl flooring, electric radiator, wash hand basin, W/C and bath.



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Polypin Yard, Norwich

- NO ONWARD CHAIN
- Walking distance to the city centre and train station
- Perfect for first time buyers or investment
- Highly sought after location
- Open plan lounge/ diner

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 1447.94

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 99 years from 26 May 2006. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£130,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
NOR140142 - 0011

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