

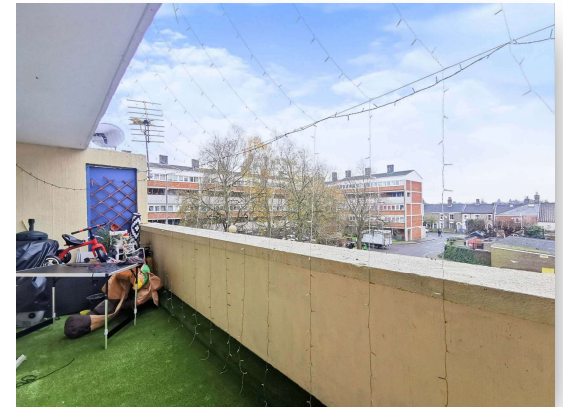
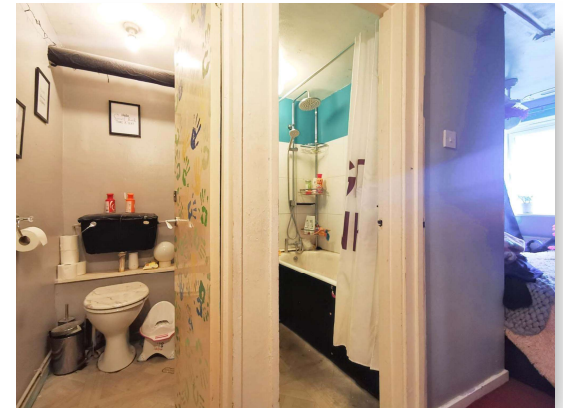


**Suffolk Square, Norwich NR2 2BN**

**welcome to**

**Suffolk Square, Norwich**

An exceptional split-level duplex maisonette with spacious three bedrooms. This is situated on the third and fourth floors of this local authority apartment building which lies on the edge of Norwich's Golden Triangle, within walking distance of the city centre!



### Private Entrance

Lift/stair access to fourth floor, private entrance door into entrance hall.

### Entrance Hall

Secure entry phone system and airing cupboard.

### Bedroom Two

8' 8" x 6' 10" ( 2.64m x 2.08m )

uPVC window to rear aspect and radiator.

### Bedroom One

11' 5" x 8' 11" ( 3.48m x 2.72m )

uPVC window to rear aspect and radiator.

### Bathroom

Suite comprising of panel bath with attached shower, wash hand basin, tiled splashbacks.

### Separate Wc

With WC.

### Third Floor

Stairs down from fourth floor.

### Lounge

17' 11" x 11' 7" ( 5.46m x 3.53m )

uPVC window and door to balcony. Balcony has views to rear aspect and is laid to artificial grass.

### Kitchen

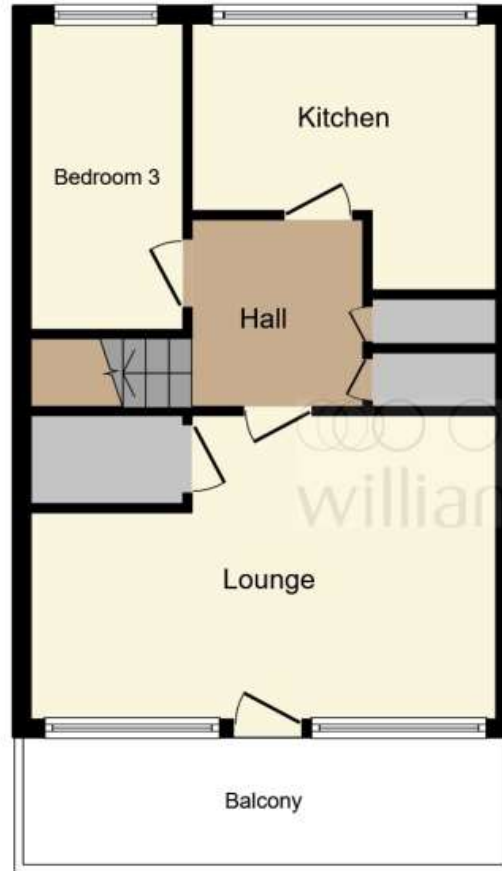
11' 7" x 10' 1" ( 3.53m x 3.07m )

Range of wall and base level kitchen units, space for fridge-freezer, plumbing for washing machine, cooker point and built-in storage cupboard. Inset sink unit, uPVC window to rear.

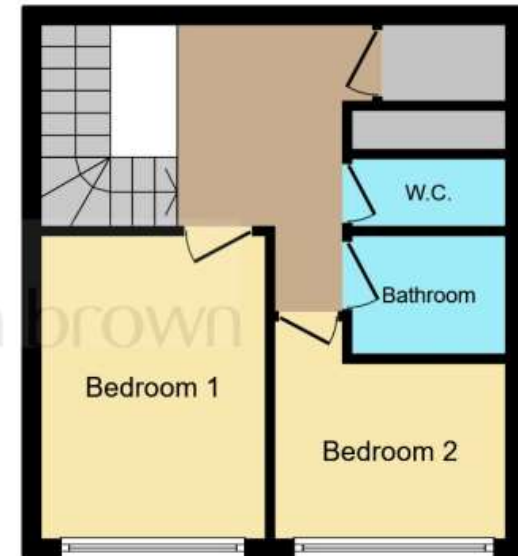
### Bedroom Three

11' 9" x 6' ( 3.58m x 1.83m )

uPVC window to rear aspect and radiator.



**Second Floor**



**Third Floor**

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



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**welcome to**

## **Suffolk Square, Norwich**

- SPACIOUS THREE BEDROOM DUPLEX MAISONETTE
- EDGE OF GOLDEN TRIANGLE LOCATION
- THREE BEDROOMS
- LARGE LOUNGE WITH BALCONY
- PERMIT PARKING

Tenure: Leasehold EPC Rating: C

offers in excess of

**£140,000**



Please note the marker reflects the postcode not the actual property

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This is a Leasehold property with details as follows; Term of Lease 125 years from 05 Sep 1988. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Property Ref:  
UNR105194 - 0016

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