



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

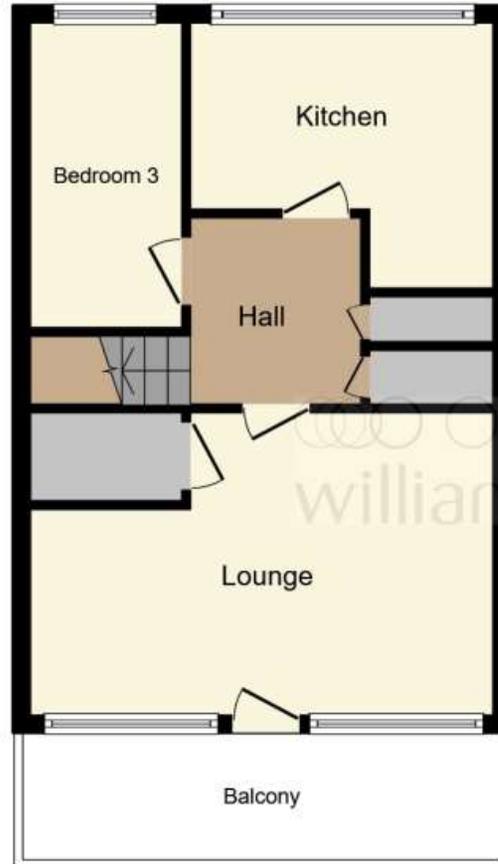
11' 7" x 10' 1" (3.53m x 3.07m)

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.

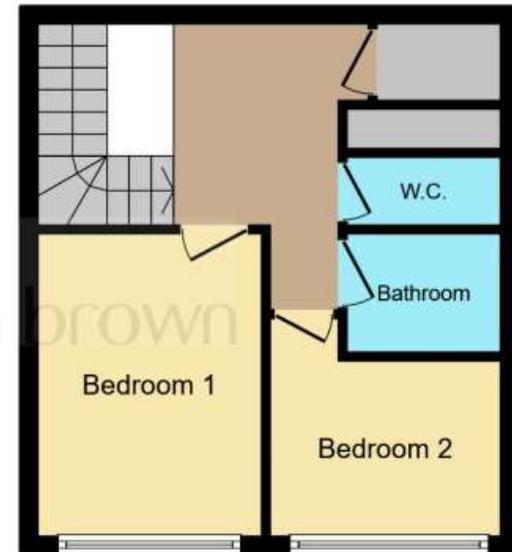
Bedroom Three

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

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.

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