



Grouse Close, Sprowston Norwich NR7 8US

welcome to

Grouse Close, Sprowston Norwich

CHAIN FREE with an ALLOCATED PARKING space. This immaculately presented 1 bedroom 2nd floor apartment is an ideal purchase for first time buyers. Please contact the office to schedule a private viewing.



****CHAIN FREE**** This immaculately presented 1 bedroom flat located on the upper floor, offering far reaching views. The property offers an allocated parking space. Internally the property offers a spacious open plan kitchen living room, well sized double bedroom and a beautifully presented bathroom. This property would be ideal for a first time buyer or someone needing a base close to the city. To schedule a viewing, interested parties are urged to contact the office at their earliest convenience.



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Grouse Close, Sprowston Norwich

- CHAIN FREE
- Upper floor flat
- Allocated parking space
- Immaculately presented
- Spacious double bedroom

Tenure: Leasehold EPC Rating: B

Council Tax Band: A Service Charge: 796.52

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2022. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£185,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
NOR144721 - 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.

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