



Talbot Square, Norwich NR3 3AN

welcome to

Talbot Square, Norwich

****CHAIN FREE**** An immaculately presented two bedroom, ground floor flat situated within close proximity to many local amenities and the city centre itself.



****CHAIN FREE**** Situated within walking distance to a variety of amenities and the city centre itself, this ground floor, two bedroom apartment would make a fantastic purchase for first time buyers or buy to let investors alike. Internally the property has been modernised through out, offering a hall entrance, newly fitted shower room, spacious living accommodation, well equipped kitchen and two double bedrooms. For further information about this property, please do contact the office at your earliest convenience.



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welcome to

Talbot Square, Norwich

- CHAIN FREE
- Ground floor flat
- Immaculately presented through out
- Centrally located
- Outside storage

Tenure: Leasehold EPC Rating: Awaited

Council Tax Band: A Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 26 Jul 2004. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£150,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
NOR143885 - 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.

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.



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