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ESTATE AGENTS

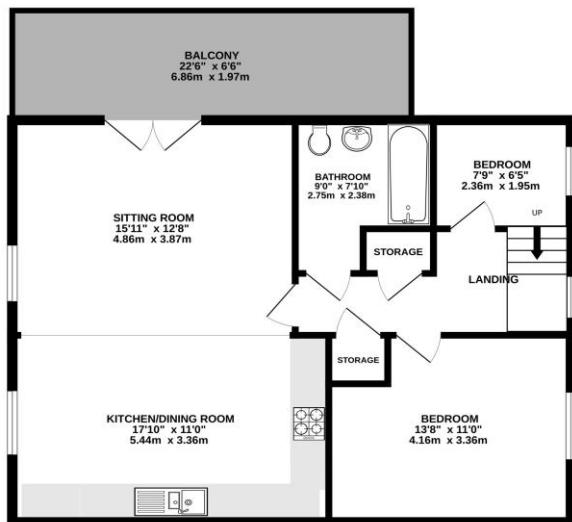
Saxoncote Avenue, Norwich
Guide Price £180,000 - £190,000 Leasehold



- Stunning Top Floor Apartment
- Private Entrance Hallway & Balcony
- Two Well Proportioned Bedrooms
- Modern Open Plan Kitchen/Living Area
- Three Piece Bathroom Suite
- Built To Passivhaus Standards
- Triple Glazing Throughout
- Resident Permit Parking
- Offered With No Onward Chain
- EPC Rating B/ Council Tax Band B



GROUND FLOOR



Lifted every attempt has been made to ensure the accuracy of the floorplan contained here. Measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors or omissions. The floorplan is for illustrative purposes only and should not be relied upon as being accurate. Prospective purchasers should make their own enquiries of the relevant Authorities regarding the connection and viability of all services. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy.

Leave Norwich via Dereham Road heading towards Costessey. At the Bowthorpe roundabout, take the first exit onto Wendene. At the traffic lights, turn left into Clover Hill and follow the road round where Rayne Park can be found on the left hand side.

Agents Notes: 121 years remain on lease. Annual Service Charge: £237.00 pa

Viewings strictly by appointment with: 297 Fakenham Road, Norwich, NR8 6LE

Taverham **01603 261104**
Norwich **01603 740044**

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We bring to prospective purchasers attention that we, as estate agents for the property, have not tested any appliances and purchasers should make their own enquiries of the relevant Authorities regarding the connection and viability of all services. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy.