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ESTATE AGENTS

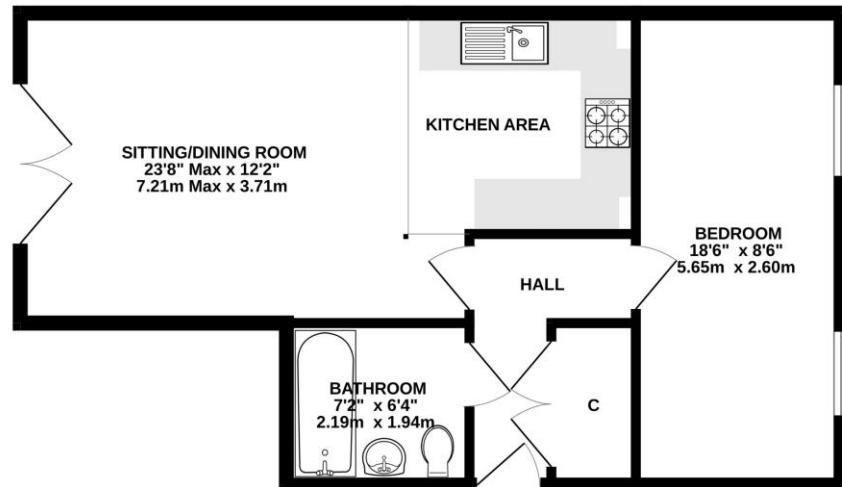
Wharf House, St. Ann Lane, Norwich
Guide Price £200,000 - £220,000 Leasehold



- Immaculate Upper Ground Floor Apartment
- Sought After Norwich Riverside Location
- Spacious 18ft Bedroom
- Open Plan Living Area
- Modern Kitchen
- Contemporary Bathroom
- Gated Complex & Secure Underground Parking
- Communal Gardens With River Views
- Exclusive Block Of 9 Apartments
- EPC Rating B / Council Tax Band B



GROUND FLOOR
532 sq.ft. (49.4 sq.m.) approx.



TOTAL FLOOR AREA: 532 sq.ft. (49.4 sq.m.) approx.
Whilst 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 error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services and fixtures mentioned have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix 63025

Directions: The apartment is accessed from Kings Street.

Agents Notes: Lease length 119 years, Service Charges: £1834.79 pa. Ground Rent: £150 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.