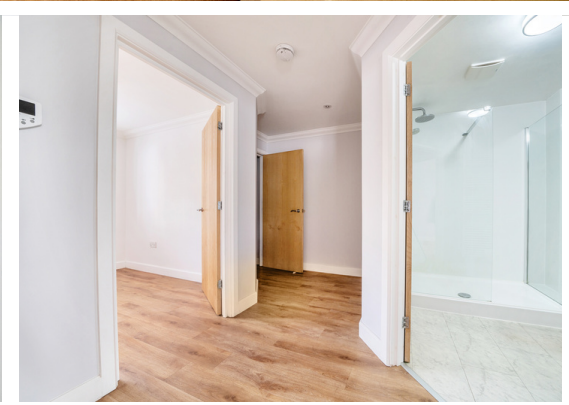




Apartment 1 Regency Court
Lower Clarence Road, Norwich, NR1 1ER

BROWN & CO



Apartment 1 Regency Court, Lower Clarence Road, Norwich, NR1 1ER

A delightful two bedroom ground floor apartment together with an allocated parking space, set within a private development within easy reach of Norwich Train Station.

£178,000



DESCRIPTION

Apartment 1, Regency Court comprises a two-bedroom ground floor apartment set within a desirable location and importantly within striking distance of Norwich train station. The property has been well maintained and is offered to market in excellent decorative order, having been rented for several years. The whole will be suitable for a number of different buyers keen to secure a property with no onward chain.

The apartment is approached via a secure entry telephone system into the communal hall. The apartment as aforementioned is on the ground floor and is accessed into a spacious entrance hall providing access to two double bedrooms, family bathroom and the sitting room. Off the sitting room is the kitchen, benefiting from a range of integrated appliances.

To the outside there is a parking space allocated to number 1.

Leasehold information:

Length of lease – 979 years
Services charges – £1,650 per annum (approximately)
Ground rent – £1
Managing agents – Watsons

Services – Mains water, mains drainage, mains electricity.

Local authority – Norwich City Council

LOCATION

Located to the east of Norwich within walking distance to the railway station and Riverside development offering a selection of restaurants, bars, cinema, bowling and gym, Norwich City Football Club and Norwich City centre itself.

DIRECTIONS

Proceed out of Norwich on Thorpe Road and turn right into Lower Clarence Road. The entrance to Regency Court is immediately on the left-hand side.

AGENT'S NOTES:

- (1) The photographs shown in this brochure have been taken with a camera using a wide-angle lens and therefore interested parties are advised to check the room measurements prior to arranging a viewing.
- (2) Intending buyers will be asked to produce original Identity Documentation and Proof of Address before solicitors are instructed.

VIEWING Strictly by prior appointment through the selling agents' Norwich Office. Tel: 01603 629871

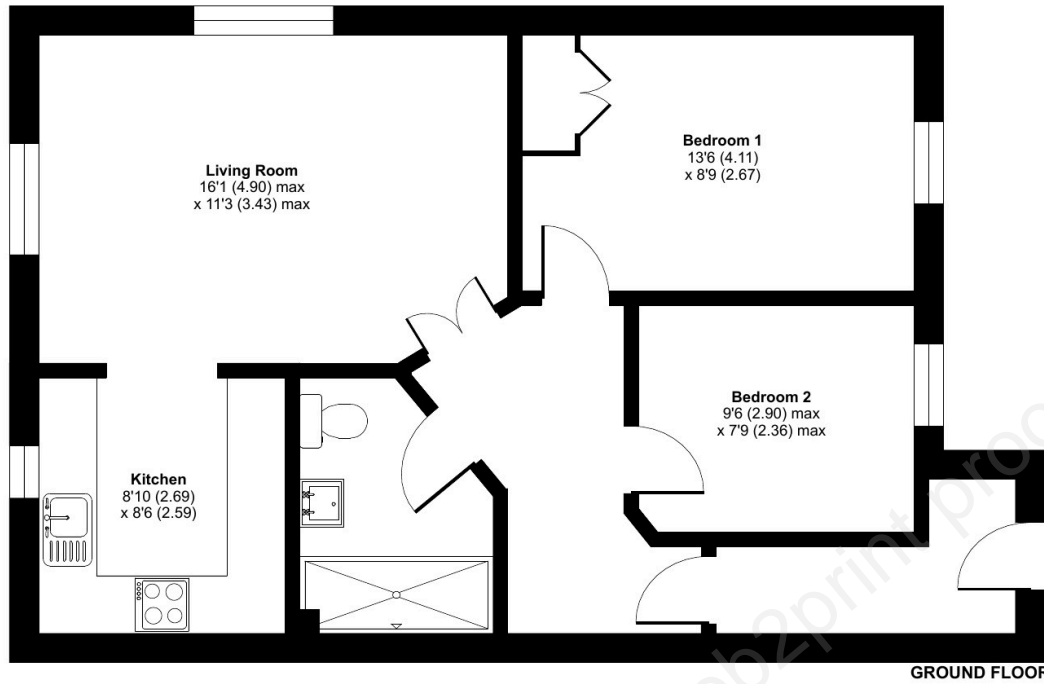
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Regency Court, Lower Clarence Road, Norwich, NR1

Approximate Area = 642 sq ft / 59.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Brown & Co. REF: 1012738

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