

# HADLEY TAYLOR

## FLAT 4/135 NEWMARKET ROAD, NORWICH NR4 6SY

**FIRST FLOOR STUDIO FLAT FORMING PART OF A SUBSTANTIAL VICTORIAN PROPERTY LOCATED IN THIS PRIME RESIDENTIAL AREA WITH COMMUNAL ENTRANCE HALL, LIVING ROOM, KITCHEN, BATHROOM, ELECTRIC HEATING, COMMUNAL GARDENS, ALLOCATED OFF STREET PARKING, A LONG LEASE AND NO ONWARD CHAIN ENERGY RATING E**



**Living Room**



**Kitchen**



**Bathroom**



**Rear Elevation**



**Communal Gardens**



**GUIDE PRICE £110,000**



The UK's number one property website

**Hadley Taylor Estate Agents, 37a Leopold Road, Norwich NR4 7PJ  
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Note: Hadley Taylor for themselves and for the vendor or lessees of this property whose agents they are given notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute part of, an offer or contract: (ii) all descriptions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchaser or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Hadley Taylor has any authority to make or give any representation or warranty whatever in relation to this property.



## Location

The property is located within a mile and a half of the centre of Norwich, the cathedral city and regional centre of East Anglia. The city boasts a lively night life, cultural and social activities as well as good shopping and an historic centre. State, faith and independent schools for all age groups, local shopping facilities, public houses and parks are all within walking distance. The Norfolk and Norwich University, the University of East Anglia and The Norwich University of the Arts are also close by. From Norwich there is a half hourly main line rail service to London Liverpool Street with a fastest journey time of one hour and forty minutes.

## Accommodation

The grand communal entrance has a security entrance system with period staircase leading to the first floor. The accommodation comprises of a living room with high corniced ceiling and sash window, kitchen and bathroom.

## Outside

To the rear there are communal gardens laid to lawn with shrubs and trees. To the front there are shrubs and trees and gravel parking with each flat having it's own space.

## Directions

Leave the city centre on Newmarket Road, cross over the outer ring road and the Eaton Road traffic light junction and the property can be found on the right hand side of the road.

## Tenure and costs

The property benefits from the residue of a 999 year lease which commenced in 1997. The service charge is £1530 per annum.

## Local Authority

Norwich City Council

## Services

We understand that mains electricity, gas, water and sewerage are connected to the property.

## Viewing

Strictly through Vendor's sole agents: Hadley Taylor 01603 250 248

## Selling your home

Why not take advantage of our free market appraisal and valuation service? Ask about our competitive commission rates, our unique value added services to vendors, our innovative marketing and extensive advertising coverage.

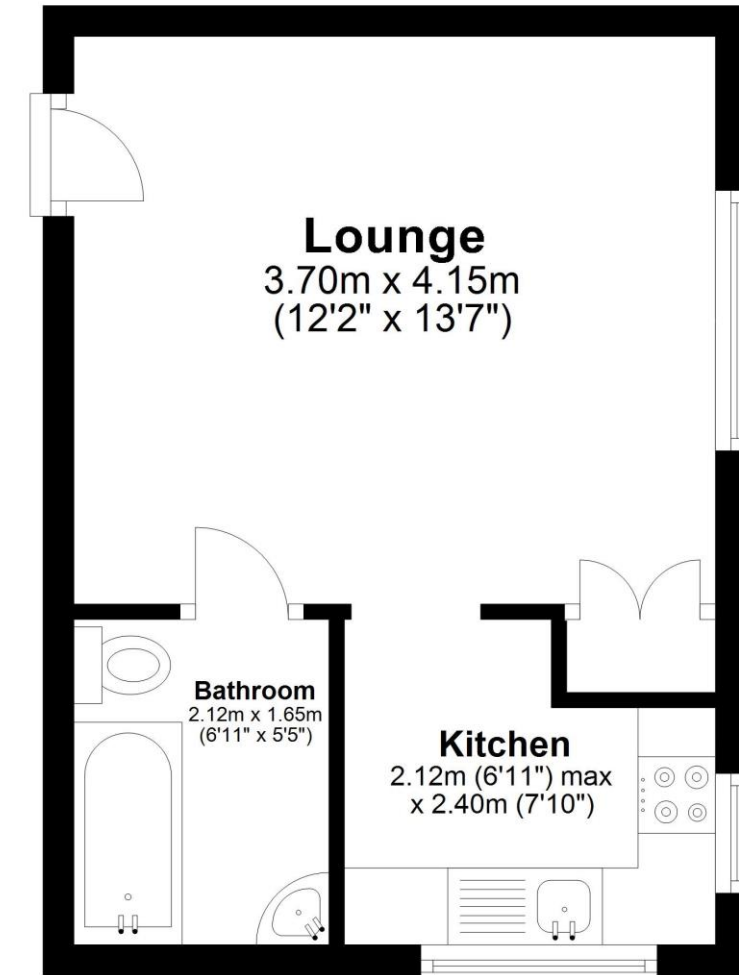
## Hours of Business

Monday to Friday: 0900 – 1730

Saturdays: 1000 – 1300.

## Ground Floor

Approx. 24.6 sq. metres (264.4 sq. feet)



Total area: approx. 24.6 sq. metres (264.4 sq. feet)

