



Catton Court, St. Faiths Road Norwich NR6 7AJ

welcome to

Catton Court, St. Faiths Road Norwich

William H Brown are delighted to present this beautifully maintained, two-bedroom leasehold bungalow, situated in the highly desirable NR6 postcode. Nestled within the peaceful and sought-after development of Catton Court, this property is exclusively designed for those aged 55 and over.



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The property has been meticulously cared for and boasts a light-filled, spacious living area, a modern, well-appointed kitchen, and a delightful conservatory that provides the perfect space to relax and enjoy the quiet surroundings. Featuring two comfortable bedrooms, this home is ideal for those looking to downsize without compromising on quality or comfort.

One of the significant advantages of this property is that the vendor is already suited with a forward move, offering prospective buyers the potential for a smoother transaction. Early viewing is highly recommended to fully appreciate the serene lifestyle on offer in this sought-after development. Contact William H Brown today to arrange your internal inspection.



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Catton Court, St. Faiths Road Norwich

- Situated in the highly sought-after Catton Court.
- Extremely well-maintained throughout, ready for the new owner to move straight in.
- Features a contemporary kitchen and light-filled, spacious living areas.
- Well-proportioned accommodation suitable for downsizers or those seeking single-level living.

Tenure: Leasehold EPC Rating: D

Council Tax Band: C Service Charge: 224.95

Ground Rent: 350.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Apr 1987. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Please note the marker reflects the postcode not the actual property

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Property Ref:
NOR144133 - 0003

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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