



Cordwainer Close, Sprowston Norwich NR7 8GT

welcome to

Cordwainer Close, Sprowston Norwich

A bright and modern two-bedroom first-floor apartment built in 2018, offering open-plan living, designated parking, and a prime location in Sprowston. Perfectly positioned for access to local amenities, the NDR, & Norwich City Centre.



welcome to

Cordwainer Close, Sprowston Norwich

- Situated in the popular village of Sprowston, within walking distance of supermarkets, schooling, and leisure facilities.
- Spacious, light-filled living/dining area leading to a modern, well-equipped kitchen.
- Includes a spacious master bedroom with convenient built-in storage.
- Located minutes from the NDR with easy access to Norwich Airport and key city hubs.
- Includes 2 allocated parking spaces next to each other, within a well-maintained communal development.

Tenure: Leasehold EPC Rating: B

Council Tax Band: B Service Charge: 1600.00

Ground Rent: 150.00



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/NOR144515



Property Ref:
NOR144515 - 0004

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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