



The Hines St. Margarets Street, NORWICH NR2 4TU

welcome to

The Hines St. Margarets Street, NORWICH

****A stunning, move-in-ready 2-bedroom apartment situated in the vibrant heart of Norwich City Centre. Boasting allocated parking and offered with no onward chain, this stylish property is an ideal opportunity for first-time buyers, savvy investors, or those seeking a secure "lock up and go".****



William H Brown is delighted to present this impeccably maintained two-bedroom apartment, perfectly positioned for those who want the very best of Norwich right on their doorstep. Located in the historic and vibrant city centre, this property offers a seamless blend of urban convenience and modern comfort.

The interior is presented in excellent decorative order throughout, featuring a bright and airy atmosphere that will appeal to the most discerning of buyers. The layout has been thoughtfully designed to maximize space, offering a contemporary living environment that requires no further work, simply move in and enjoy.

One of the standout features of this city-centre gem is the inclusion of dedicated parking, a rare and highly sought-after commodity in the NR2 postcodes. Whether you are a professional commuting locally, a first-time buyer taking your first step onto the ladder, or an investor looking for a high-yield opportunity in a prime rental location, this property ticks every box.

Offered to the market with no onward chain, the sale process is streamlined for a quick and hassle-free transition. Its "lock up and go" nature also makes it a perfect choice for those seeking a low-maintenance second home or a secure base within one of the UK's most beautiful cathedral cities.



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The Hines St. Margarets Street, NORWICH

- Price Guide £255,000 - £260,000
- No Onward Chain
- Located in the heart of Norwich, moments from shops, restaurants, and transport links.
- Presented in excellent condition with modern interiors throughout.
- Benefit from the convenience of your own parking space in a central location.

Tenure: Leasehold EPC Rating: D

Council Tax Band: C Service Charge: 2500.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Oct 2000. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

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Please note the marker reflects the postcode not the actual property

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Property Ref:
NOR144220 - 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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