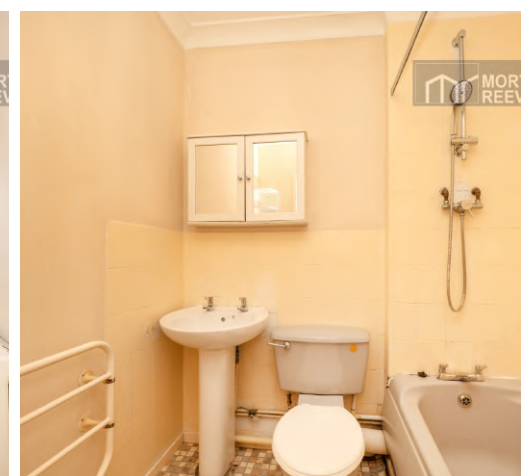




£165,000
Asking Price

2 Bedrooms
1 Reception Rooms
1 Bathrooms

Green Court, Norwich, Norfolk



The Dussindale Centre, Pound Lane, Thorpe St Andrew, Norwich, NR7 0SR
01603 432000

This first floor two bedroom apartment is located in the very popular Thorpe St Andrew. The property benefits from an extended lease and would ideally suit first time buyers and investors alike, plus it has allocated parking.

Communal entrance door to.

ENTRANCE HALL

with stairs to 1st floor.

ENTRANCE HALL

with large storage cupboard, containing the hot water cylinder.

BEDROOM

a good size double bedroom with view to the side.

BEDROOM

A good size double bedroom with views to the side

LOUNGE/DINING ROOM

A well portioned room with space for sitting room furniture, as well as a table for six, there is a view to the front.

KITCHEN

A section of base, drawer and wall units with space for fridge freezer, cooker and plumbing automatic washing machine with a view to the front.

AGENTS NOTE

This is a leasehold property with the remainder of 170 years on the lease. The service charge is £960 and the ground rent is peppercorn. The current vendor is in the process of extending the lease which will be offered to the buyer in its extended state as mentioned above.



EPC Rating:
D

Council Tax:
Band B

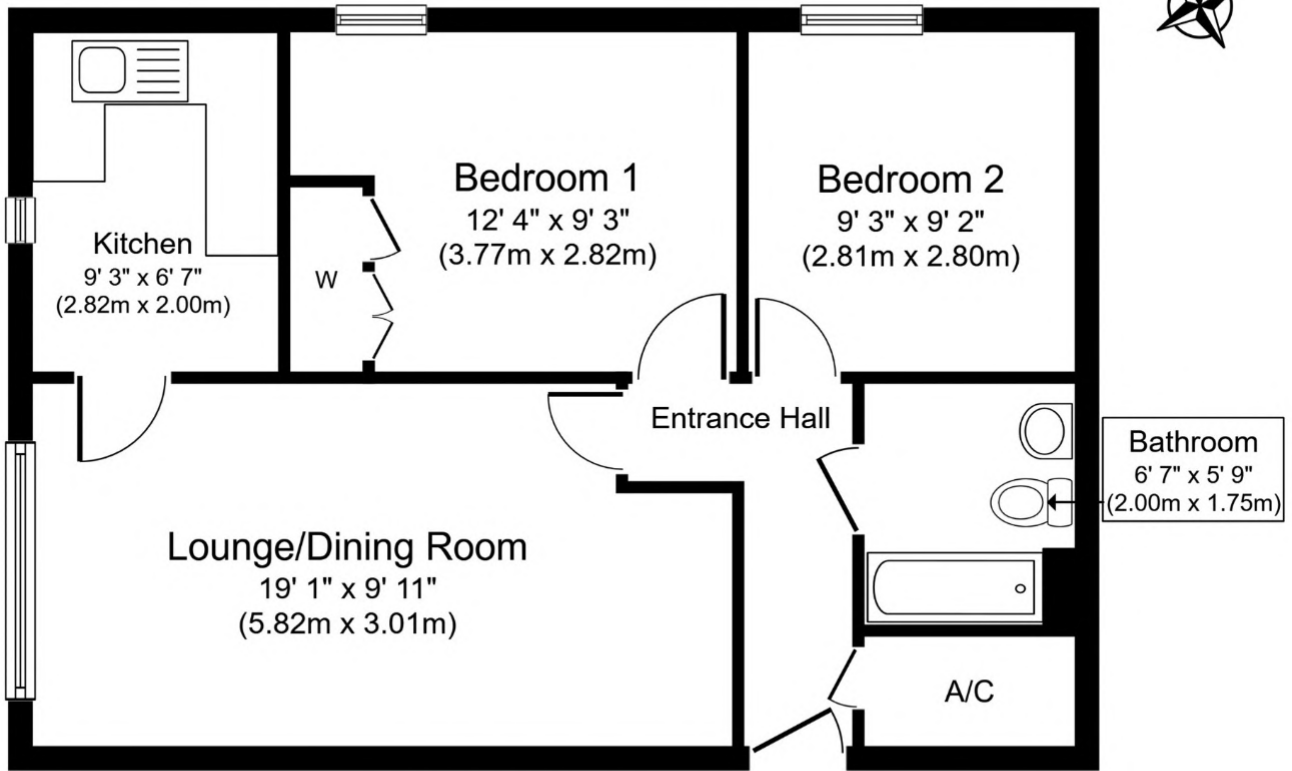
Tenure:
Leasehold

Lease Details (If applicable):
170 Years remaining

£0.00 Ground rent

£960.00 Per year Service charge





Approximate Floor Area
 554 sq. ft.
 (51.4 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	67	76
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

IMPORTANT:

we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Estate Agents | Valuers | Probate Valuations | Refurbishment Advice

WWW.MORTONREEVES.CO.UK



Looking out for you

