



£135,000
Asking Price

2 Bedrooms
1 Reception Rooms
1 Bathrooms

Bull Close, Norwich, Norfolk



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

Located in the heart of Norwich with permitted parking area available. This 2 bedroom first floor apartment has been decorated throughout offering a neutral finish. The kitchen and bathroom in time may require updating but with UPVC double glazing and gas fired central heating, this is one to view.

COMMUNAL ENTRANCE HALL

With security entrance system with stairs to first floor.

COMMUNAL LANDING

Private storage cupboard and door to balcony with wrought iron railings and views overlooking the communal gardens, space for a table and chairs.

ENTRANCE HALL

BATHROOM

Comprising panel bath, WC and wash basin with ceramic tiled splashbacks.

BEDROOM

A good size double bedroom with view to the front with stripped timber boards.

KITCHEN

A selection of base, drawer and wall mounted units, with complementing splashbacks. There is a stainless-steel sink with views overlooking the rear communal gardens. Wall mounted combination boiler for central heating and domestic water as well as space for fridge freezer, plumbing, automatic, washing machine, gas hob and electric oven.

LOUNGE

With bay to the front, a light and bright, well-proportioned room with storage cupboard and gas fire, creating a main focal point, there is ample space for a dining room table.

BEDROOM

A good size double bedroom with view to the rear, with stripped timber boards.

OUTSIDE

To the front of the property are communal gardens behind low brick walls, the rear gardens with mature trees and lawns with flower shrub boards.

AGENTS NOTE

This property is of a leasehold nature with the remainder of 89 years on the lease. Ground rent is £10 per annum with a service charge averaging £250 - £350. The leasehold management pack available upon request.



EPC Rating:
C

Council Tax:
Band A

Local Authority:
Norwich City Council

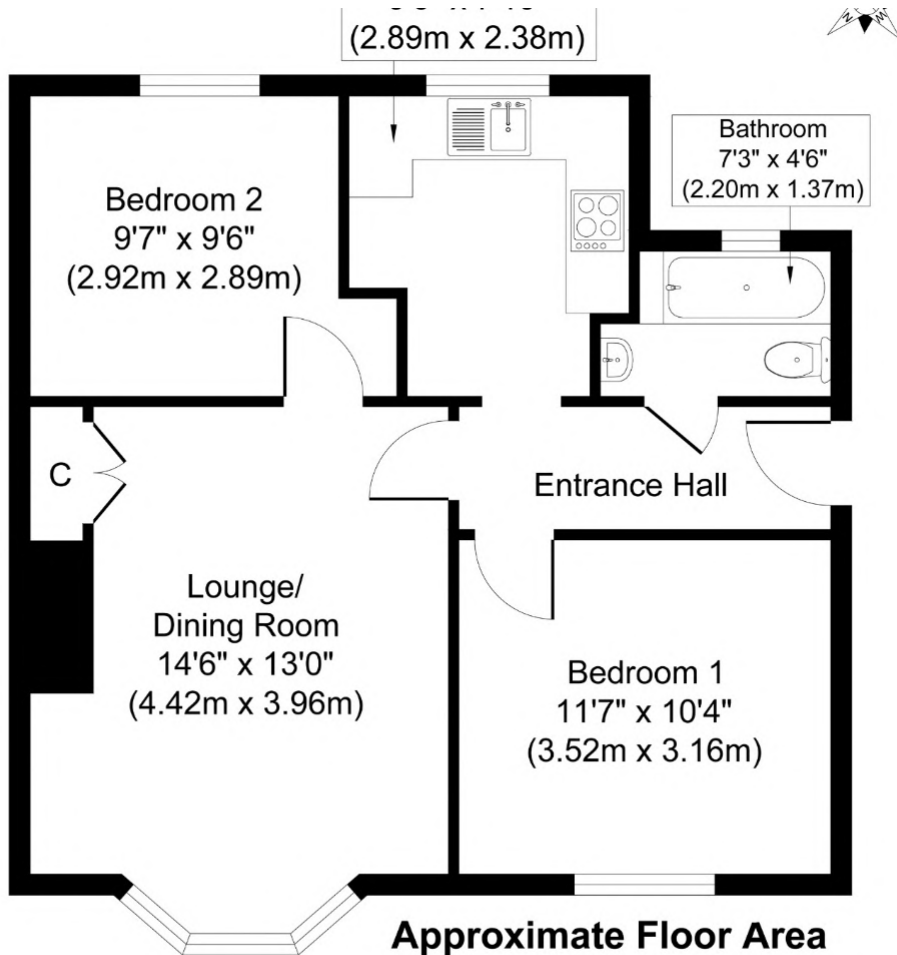
Tenure:
Leasehold

Lease Details (If applicable):
89 Years remaining

£10.00 Per year Ground rent

£350.00 Per year Service charge





Approximate Floor Area
580 sq. ft
(53.88 sq. m)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	78	78
(55-68) D		
(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.