





Glendenning Road

Thorpe Park | Norwich | NR1 1YN

£127,500

INVESTORSA 1 bedroomed purpose-built ground floor flat part of this popular and sought after development located within walking distance of the City Centre, Train Station and Riverside Quarter with excellent road links to the Inner/Outer Ring Roads, Broadland Northway and A47 Southern Bypass. Currently let at a monthly rent of £795 pcm it is being sold with the tenants in situ. The flat features gas central heating to radiators, sealed unit double glazing, communal grounds and an allocated car parking space. Viewing is most strongly recommended.

- GROUND FLOOR FLAT
- CLOSE RIVERSIDE QUARTER/CITY CENTRE
- 1 BEDROOM
- PURPOSE BUILT
- GENEROUS LONGE/DINING ROOM
- PARKING SPACE
- EPC C
- 623 SQUARE FEET



COMMUNAL FRONT DOOR

With security link to flat.

COMMUNAL ENTRANCE HALL

Front door to

ENTRANCE HALL

Ceramic tiled floor. Built in Cupboard.

Doors to Lounge/Dining room, Kitchen, Bedroom and Bathroom.

LOUNGE/DINING ROOM

Radiator, sealed unit double glazed windows to front.

KITCHEN

Fitted comprising stainless steel single drainer sink unit with mixer tap to fitted roll edged work surfaces, tiled splashbacks, base and eye level units, built in electric hob with extractor hood over and electric oven under, plumbing for automatic washing machine, space for fridge/freezer

and tumble dryer, wall mounted gas fired boiler, sealed unit double glazed window to rear.

BEDROOM 1

Radiator, sealed unit double glazed to rear.

BATHROOM

White suite comprising panel sided bath with shower attachment, curtain and rail, pedestal wash hand basin, WC, ceramic tiled floor, radiator, tiled walls, extractor unit.

OUTSIDE

Communal grounds.

Allocated car parking space.

AGENTS NOTE

The flat is Leasehold.

Prospective purchasers should be aware that there is the remainder of a 125-year lease

from 1988 on this property however the purchase includes a share of the leasehold management company that owns the freehold which brings a number of benefits regarding renewals and potential lease enfranchisement.

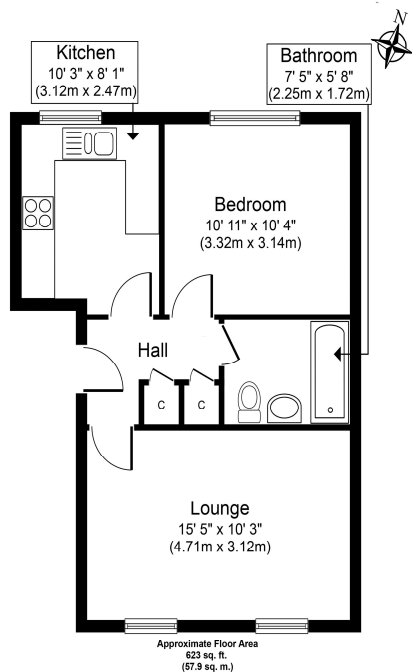
The service charge is approximately £65 per month including buildings insurance and the Ground rent is set at £0.

Managing agents Brown & Co.

AGENTS NOTE 2

The apartment is currently let and will be sold with the tenant in situ. The tenant is paying a monthly of £795 pcm. The tenancy is on an AST (Assured Shorthold Tenancy) and now on a month to month basis following a 12-month period.





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. M1141

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