



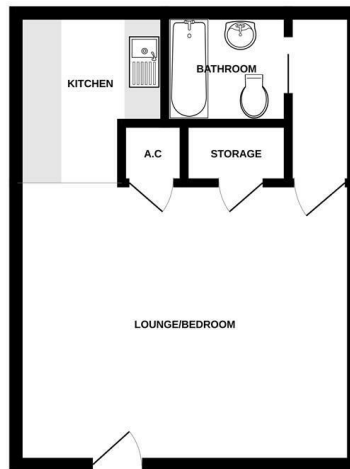
4 Norris Court | | Waggon and Horses Lane | NR3 1JP

Offers In Excess Of £70,000

****NO ONWARD CHAIN**** Gilson Bailey are delighted to offer this GROUND FLOOR, STUDIO FLAT situated in the HEART OF THE CITY CENTRE. Accommodation comprising OPEN PLAN KITCHEN/LIVING AREA and a bathroom. Outside there are communal gardens and shops, pubs and restaurants right on your doorstep. The flat benefits from electric heating and is OFFERED WITH NO ONWARD CHAIN. The property would make an excellent first time purchase or buy-to-let investment so be quick to book a viewing.



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the description contained herein, measurements of plots, boundaries, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficacy can be given.
Made with Metaplan 12/2014

Location

Accommodation Comprises

uPVC double glazed door to:

Lounge/Bedroom 12'4" x 11'7"

uPVC double glazed window to front aspect, electric heater, tiled flooring, door to bathroom.

Kitchen Area 8'11" x 6'0"

Wall and base units, stainless steel single sink and drainer, spaces for cooker and fridge, tiled splashbacks, extractor fan, water meter, tiled flooring.

Bathroom

Three piece suite comprising low level wc, hand wash basin and panelled bath with shower, tiling, extractor fan.

Outside

Communal lawned gardens enclosed by walling, gate giving access to Elm Hill.

Local Authority

Norwich City Council, Tax Band A.


Tenure

Leasehold - 99 years from 23 May 1979. Please note service/maintenance charges are £637.14 every six months and ground rent is £25 per annum. For further information, please contact the office.

Utilities



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		79
(69-80) C		
(55-68) D		
(39-54) E	45	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Local Authority

Norwich City Council, Tax Band A

Tenure

Leasehold

Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and as so cannot verify that they are in working order or fit for their purpose. Gilson Bailey cannot guarantee the accuracy of the information provided. This is provided as a guide to the property and an inspection of the property is recommended.