



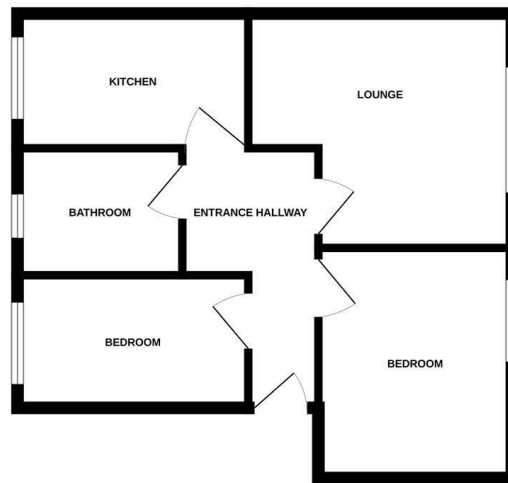
7 Church View Court | | Norwich | NR7 8QD

Guide Price £160,000

****GUIDE PRICE £160,000 TO £170,000**STUNNING FLAT WITH A GARAGE****
Gilson Bailey are delighted to offer this WELL PRESENTED, TWO BEDROOM, FIRST FLOOR FLAT tucked away in a private spot in the sought after suburb of Sprowston. Accommodation comprising communal entrance, private entrance hall, lounge, modern fitted kitchen, stylish bathroom and TWO BEDROOMS. Outside there are communal lawned gardens and a EN-BLOC GARAGE. The flat benefits from a 999 year lease, double glazing, gas heating and has been modernised throughout to a very high standard by the current vendor. The property would make an excellent first time purchase so be quick to book a viewing.



FIRST FLOOR



While every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of floors, ceilings, walls and any other parts are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, accessories and fittings shown here have been noted and no guarantee is given for their availability or otherwise until the plan is made with Meridian C2024.

Location

This desirable suburb lies to the north-east of Norwich and offers a good selection of amenities to include schooling for all ages, local doctors surgery, popular shops, supermarkets, pubs and restaurants. There is excellent public transport links to and from the City centre including the Sprowston Park & Ride service. There is ease of access to the Norwich Ring Road, NDR and Norfolk Broads.

Accommodation Comprises

Communal entrance with stairs to first floor. Front door to:

Entrance Hall

Doors to lounge, kitchen, two bedrooms and bathroom.

Lounge 12'4" x 10'11"

Double glazed window, radiator.

Kitchen 10'8" x 6'3"

Fitted wall and base units with worktops over, sink and drainer, fitted hob and oven, space for fridge/freezer and washing machine, double glazed window.

Bedroom One 10'10" x 9'0"

Double glazed window, radiator.

Bedroom Two 10'8" x 6'2"

Double glazed window, radiator.

Bathroom 7'6" x 5'3"

Panelled bath with shower over, low level WC, hand wash basin, heated towel rail, frosted double glazed window.

Outside

Communal lawned gardens and an en-bloc garage.

Local Authority

Broadland District Council, Tax Band A.

Tenure


Leasehold – Term 999 years from 19 December 1980. Please note service/maintenance charges are ground rent combined are £50 per month. For further information, please contact the office.

Utilities

Ultrafast full fibre broadband available.
Mains water and electric.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Local Authority

Broadland District 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.

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