



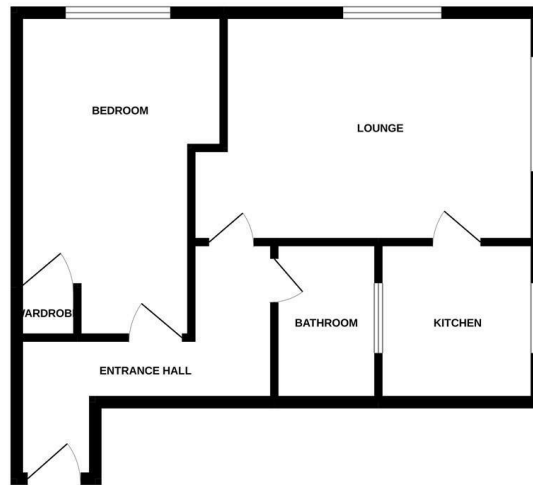
**16 Bishop Pelham Court | | Norwich | NR4 6RS**

**Guide Price £110,000**

**\*\*GUIDE PRICE £110,000 - £115,000 OFFERED WITH NO ONWARD CHAIN\*\***  
Gilson Bailey are delighted to offer this one bedroom, first floor apartment situated in the much sought after development of Keswick Hall. Accommodation comprises entrance hall, lounge, kitchen, bedroom and bathroom. The apartment benefits from some double glazing, electric heating, access to swimming pool, tennis court, beautiful communal grounds and residents car park. The property would make an excellent first time purchase or buy to let investment so be quick to book a viewing.



## GROUND FLOOR



While every attempt has been made to ensure the accuracy of the description contained here, measurements, of plans, location, views 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 by any prospective purchaser. The services, systems and facilities shown here are not intended and no guarantee as to their availability or condition can be given.  
Made with Netplan 02/2022

### Location

Bishop Pelham Court can be found to the south of Norwich in the popular village of Keswick. Close by are the neighbouring villages of Eaton, Cringleford and Mulbarton offering a good selection of local amenities including schooling, shops, supermarkets, pubs and restaurants. There is ease of access to the A47 southern bypass, University of East Anglia and the Norfolk & Norwich University Hospital.

### Accommodation Comprises

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

#### Entrance Hall

Doors to lounge, bedroom and bathroom.

#### Lounge 16'4" x 10'10"

Double glazed window, single glazed window, storage heater.

#### Kitchen 7'6" x 7'6"

Fitted wall and base units with worktops over, sink and drainer, space for cooker, washing machine and fridge, single glazed window.

#### Bedroom 15'4" x 9'9"

Double glazed window, storage heater, built in wardrobe.

#### Bathroom 7'5" x 4'10"

Panelled bath with shower over, low level WC, hand wash basin, extractor fan.


### Outside

Well maintained communal grounds with swimming pool, tennis courts, barbeque area and residents car park.

### Leasehold information

Leasehold - Term 99 years from 01 January 1987. Please note ground rent is £200 per annum and service/maintenance charges are £1766 per annum. For further information, please contact the office.


**Energy Efficiency Rating**

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

**Local Authority**
**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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