

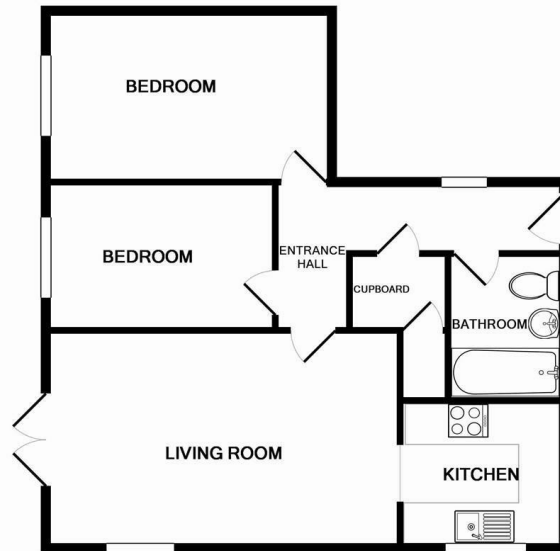


14 Garrett Court Gertrude Road | | NORWICH | NR3

## Offers In Excess Of £150,000

Gilson Bailey are delighted to offer this WELL PRESENTED, TWO DOUBLE BEDROOM ground floor apartment situated well back from the road and overlooking the communal gardens. The property is located close to local shops, pubs, schools and within easy reach of the city centre. The accommodation comprises of secure communal entrance lobby, private entrance hall with storage room, large lounge with doors to garden, modern kitchen, double bedroom, single bedroom, modern bathroom with shower over the bath, communal gardens, residents parking, gas central heating and double glazing. The property would make a great first-time purchase or buy to let investment so be quick to book a viewing.





TOTAL APPROX. FLOOR AREA 565 SQ.FT. (52.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, 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 by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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### Location

Garrett Court is situated close by to many local amenities including schooling, popular local shops, pubs, restaurants and supermarkets and has great public transport links to and from the city centre. There is good access to Mousehold Heath, Norwich Ring Road, Norwich train station and the NDR.

### Accommodation Comprises

Door to

#### Entrance Hall

Private entrance hall accessed via secure communal entrance lobby. Walk in storage cupboard. Quality wooden floor, entry phone and radiator.

#### Living Room 16'4" x 10'5"

Large living room with side aspect window, glazed doors to garden and radiators.

#### Kitchen 8'2" x 7'2"

Modern kitchen with ample storage and work surface. Space for cooked and fridge and washing machine.

#### Bedroom One 13'1" x 8'6"

Rear aspect window and radiator.

#### Bedroom Two 10'7" x 7'4"

Rear aspect window over looking the communal gardens and radiator.

#### Bathroom

Re-fitted white suite comprising bath with thermostatic shower over, WC and wash basin. Chrome heated towel rail, tiled floor.

### Outside

Very well maintained communal gardens.  
One off street residents parking space included.

### Local Authority

Norwich City Council - Tax Band B

### Tenure

Leasehold

Term: 150 years from 04 March 2014

Service Charge: 24th June 2023 to 23rd June 2024  
£1326.79

Ground Rent: 26th June 2022-25th December 2022  
£75




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### Tenure

Leasehold

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>73</b>	<b>76</b>
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

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.