



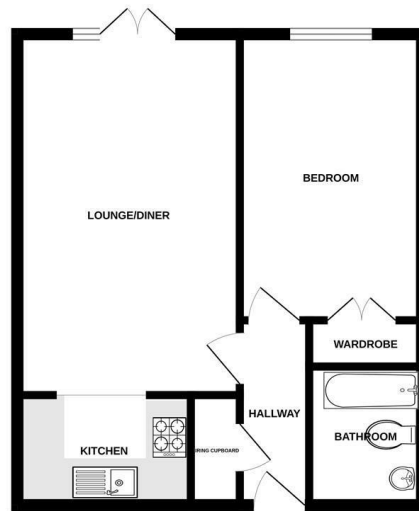
Flat 4 Green Court | | Norwich | NR7 0LQ

£120,000

****GROUND FLOOR FLAT WITH OFF ROAD PARKING AND NO ONWARD CHAIN****
Gilson Bailey are delighted to offer this ONE BEDROOM, GROUND FLOOR FLAT situated in a peaceful location in the highly sought after suburb of Thorpe St Andrew. Accommodation comprising secure intercom entry, private entrance hall, lounge/diner, kitchen, bedroom and bathroom. Outside there are communal lawned gardens and ONE OFF ROAD PARKING SPACE. The flat benefits from double glazing, electric heating and is OFFERED WITH NO ONWARD CHAIN.



GROUND FLOOR



While every attempt has been made to ensure the accuracy of the description contained here, measurements of floor, ceiling, walls and any other parts are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The architect, surveyor and valuer are not responsible for any errors or omissions. Made with MyPlan 02028

Location

Thorpe St Andrew is a highly sought after suburb offering amenities to include schooling for all ages, popular local pubs and restaurants by the iconic River Green, shops and supermarkets. There is ease of access to the centre of Norwich, Broadland Business Park, A47 southern bypass, NDR and the Norfolk Broads.

Accommodation Comprises

Secure intercom entry. Front door to:

Entrance Hall

Doors to lounge/diner, bedroom and bathroom.

Lounge/Diner 16'9" x 10'4"

Door to rear, electric heater.

Kitchen 7'3" x 5'10"

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

Bedroom 13'6" x 9'1"

Double glazed window, electric heater, built in wardrobe.

Bathroom 6'7" x 5'5"

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

Outside

Lawned communal gardens and one off road parking space.

Local Authority

Broadland District Council, Tax Band A.

Tenure

Leasehold- Term 80 years from 20 August 2008. Please note ground rent and service/maintenance charges will apply. For further information, please contact the office.

Utilities

Ultrafast full fibre broadband available. Mains water and electric.




Local Authority

Broadland District Council, Tax Band A

Tenure

Leasehold

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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	

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.