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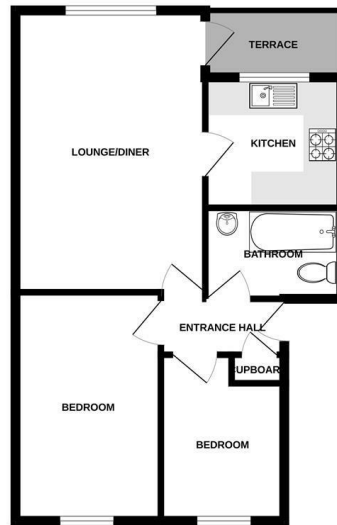
35 Bentley Way Weston Road | | Norwich | NR6 6TS

Guide Price £140,000

GUIDE PRICE £140,000-£150,000**GROUND FLOOR FLAT WITH OFF ROAD PARKING** Gilson Bailey are delighted to offer this WELL PRESENTED, TWO BEDROOM, GROUND FLOOR FLAT situated in a quiet location to the north of Norwich. Accommodation comprising entrance hall, lounge/diner with a door out to the terrace, kitchen, TWO BEDROOMS and a bathroom. Outside there is ONE OFF ROAD PARKING SPACE and well maintained, communal lawned gardens. The flat benefits from double glazing, gas heating and is in excellent condition throughout. The property would make a fantastic first time purchase or buy-to-let investment so be quick to book a viewing.



GROUND FLOOR



Whilst every effort has been made to ensure the accuracy of the description contained herein, measurements of areas, volumes, heights and other details are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should not be used as such for any prospective purchase. The services, fixtures and appliances shown here are not shown to any guarantee, as to their condition or efficiency can be given.
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Location

Bentley Way is situated close by to many local amenities including schooling, popular local shops, parks, pubs, restaurants and supermarkets and has great public transport links to and from the City Centre. There is ease of access to the Norwich Ring Road, Norwich International Airport and the NDR.

Accommodation Comprises

Communal entrance with front door to:

Entrance Hall

Doors to lounge/diner, two bedrooms and bathroom.

Lounge/Diner 16'3" x 12'0"

Double glazed window, radiator, door to outside terrace.

Kitchen 7'10" x 7'10"

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

Bedroom One 13'7" x 9'0"

Double glazed window, radiator.

Bedroom Two 8'1" x 6'10"

Double glazed window, radiator.

Bathroom 7'9" x 5'7"

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

Outside

One off road parking space and communal lawned gardens.

Local Authority

Norwich City Council, Tax Band A.

Tenure


Leasehold - 125 years from 1 June 1990. Please note service/maintenance charges are £2166.94 per annum and ground rent is £60 per annum. For further information, please contact the office.

Utilities

Superfast 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	73	77
(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

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.