



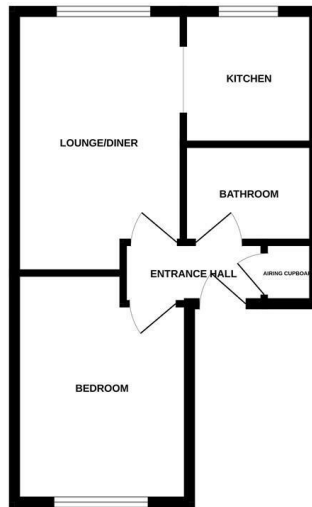
2 College Lane | | Norwich | NR4 6TW

£120,995

****GROUND FLOOR FLAT OFFERED WITH NO ONWARD CHAIN AND AN EXTENDED LEASE**** Gilson Bailey are delighted to offer this ONE BEDROOM, GROUND FLOOR FLAT situated in the highly sought after and quiet Keswick Hall development to the south of Norwich. Accommodation comprising communal entrance, private entrance hall, lounge/diner, kitchen, bedroom and bathroom. The flat benefits from double glazing, electric heating and access to the swimming pool, tennis courts, 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



Whilst every effort has been made to ensure the accuracy of the floorplan contained herein, measurements of areas, volumes, heights and any other details 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 for any prospective purchase. The services, fixtures and appliances shown here are not intended to constitute any warranty as to their operation or efficiency and are for general use only.

Location

College Lane 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 front door to:

Entrance Hall

Doors to lounge/diner, bedroom and bathroom.

Lounge/Diner 14'3" x 9'4"

Double glazed window, electric heater.

Kitchen 7'6" x 7'3"

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

Bedroom 12'4" x 9'3"

Double glazed window, electric heater.

Bathroom 7'6" x 4'11"

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.

Local Authority

South Norfolk District Council, Tax Band A.


Tenure

Leasehold- Term 125 years from 20 February 2017. Please note ground rent is £370 per annum and service/maintenance charges are £1500 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		69
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Local Authority

South Norfolk 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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