



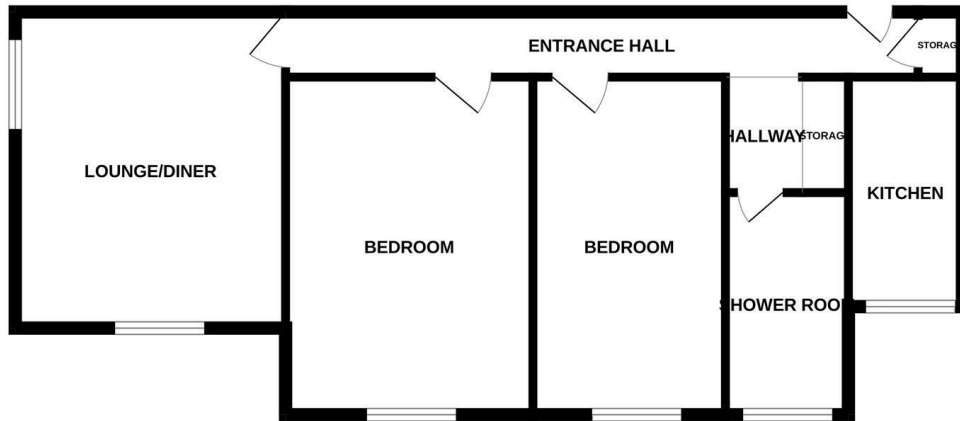
117 Earlham Court | | Norwich | NR2 3DL

Guide Price £180,000

****GUIDE PRICE £180,000 - £190,000 SPACIOUS APARTMENT OFFERED WITH NO ONWARD CHAIN**** Gilson Bailey are delighted to offer this WELL PRESENTED, TWO BEDROOM, UPPER GROUND FLOOR APARTMENT situated just off Earlham Road in the highly sought after Golden Triangle area. Accommodation comprising secure intercom entry, entrance hall, lounge/diner, modern kitchen, TWO BEDROOMS and a shower room. Outside there are well maintained communal gardens and a SINGLE GARAGE. The apartment benefits from double glazing, gas heating, A LONG LEASE and is OFFERED WITH NO ONWARD CHAIN. 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 attempt has been made to ensure the accuracy of the floorplan 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. The 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

The golden-triangle is broadly a wedge-shaped area between Earlham and Newmarket Road and is considered one of the most sought-after areas in Norwich offering a great selection of amenities to include schooling, shops, cafes, restaurants and pubs. You are close by to the centre of Norwich with ease of access to Norwich train station, A47 southern bypass, A11 and the Norfolk & Norwich University Hospital and University of East Anglia.

Accommodation Comprises

Secure intercom entry with front door to:

Entrance Hall

Doors to lounge/diner, kitchen, two bedrooms and shower room.

Lounge/Diner 13'11" x 11'10"

Two double glazed windows, radiator.

Kitchen 13'10" x 5'5"

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

Bedroom One 14'10" x 10'11"

Double glazed window, radiator.

Bedroom Two 14'10" x 8'5"

Double glazed window, radiator.

Shower Room 10'7" x 5'4"

Shower cubicle, low level WC, hand wash basin, heated towel rail, frosted double glazed window.

Outside

Single garage and well kept communal gardens.

Local Authority

Norwich City Council, Tax Band B.

Tenure


Leasehold – Term 999 years from 1 June 2009. Please note there is no ground rent payable and service/maintenance charges are £133 per month and £28 per month for the garage. For further information, please contact the office.

Utilities

Ultrafast full 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	70	75
(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 B

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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