



116 Dalrymple Way | | Norwich | NR6 6TR

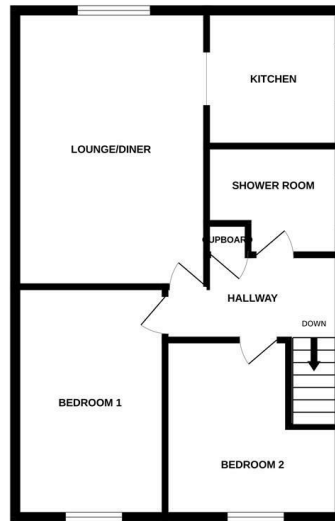
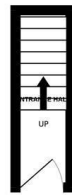
## Price Guide £135,000

GUIDE PRICE: 135,000 - £140,000 **\*\*FIRST FLOOR FLAT WITH ITS OWN PRIVATE ENTRANCE\*\*** Gilson Bailey are delighted to offer this TWO BEDROOM, FIRST FLOOR FLAT situated in a quiet cul-de-sac position to the north of Norwich. Accommodation comprising private entrance hall, lounge/diner, kitchen, TWO BEDROOMS and a shower room. Outside there is ONE OFF ROAD PARKING SPACE and communal gardens. The flat benefits from double glazing, gas heating (NEW BOILER FITTED THIS YEAR) and is in excellent condition throughout. The property would make an excellent first time purchase or buy-to-let investment so be quick to book a viewing.



GROUND FLOOR

1ST FLOOR



While every attempt has been made to ensure the accuracy of the description contained here, measurements of dates, locations, heights 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 in conjunction with any professional guidance. The accuracy, appropriateness and applicability of these plans have not been tested and no guarantee is given for their suitability or otherwise. See for given.  
Made with Metaplex CAD20

## Location

Dalrymple 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

Front door to:

### Entrance Hall

With stairs to first floor.

### Lounge/Diner 16'6" x 10'11"

Double glazed window, radiator.

### Kitchen 7'10" x 7'10"

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

### Bedroom One 13'5" x 8'9"

Double glazed window, radiator.

### Bedroom Two 10'6" x 10'3"

Double glazed window, radiator.

### Shower Room 7'8" x 6'8"

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

## Outside

One off road parking space and communal gardens.

## Local Authority

Norwich City Council, Tax Band A.

## Tenure


Leasehold - 125 years from 1 June 1987. Please note service/maintenance charges for 23/24 are £1524.61 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>76</b>	<b>76</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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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.