



15 Defiant Road | Old Catton | Norwich | NR6 6HH

Offers In Excess Of £175,000

****INCREDIBLY SPACIOUS TOP FLOOR FLAT WITH ALLOCATED OFF ROAD PARKING**** Gilson Bailey are delighted to offer this **LARGE, WELL PRESENTED, TWO BEDROOM, SECOND FLOOR FLAT** situated in the highly sought after suburb of Old Catton. Accommodation comprising secure intercom entry, private entrance hall, lounge/diner, kitchen with lovely views over the communal gardens, **TWO BEDROOMS** and a modern fitted bathroom. Outside there are well maintained communal garden and **ONE ALLOCATED PARKING SPACE**. 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.



SECOND FLOOR



Whilst every effort has been made to ensure the accuracy of the floorplan contained herein, measurements of areas, volumes, heights and other data 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 deemed to be guaranteed, as to their operation or efficiency can be given. Made with Metropack CAD200

Location

Old Catton is located to the North of Norwich close by to many local amenities including schooling, parks, convenient shops, Morrison's supermarket, local pubs and restaurants. There is ease of access to Norwich ring road and NDR with regular public transport links to and from the city centre.

Accommodation Comprises

Secure intercom entry with stairs to second floor. Front door to:

Entrance Hall

Doors to lounge/diner, kitchen, two bedrooms and bathroom.

Lounge/Diner 17'8" x 13'5"

Four double glazed windows, two radiators.

Kitchen 11'3" x 9'2"

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, boiler.

Bedroom One 14'1" x 9'5"

Two double glazed windows, radiator, built in wardrobe.

Bedroom Two 14'1" c 7'10"

Double glazed window, radiator, built in wardrobe.

Bathroom 8'6" x 7'4"

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

Outside

Communal gardens and one off road parking space.

Local Authority

Norwich City Council, Tax Band B.


Tenure

Leasehold - Term 125 years from 1 June 2003. Please note ground rent is £100 per annum and service/maintenance charges are £1403.20 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	77	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 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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