

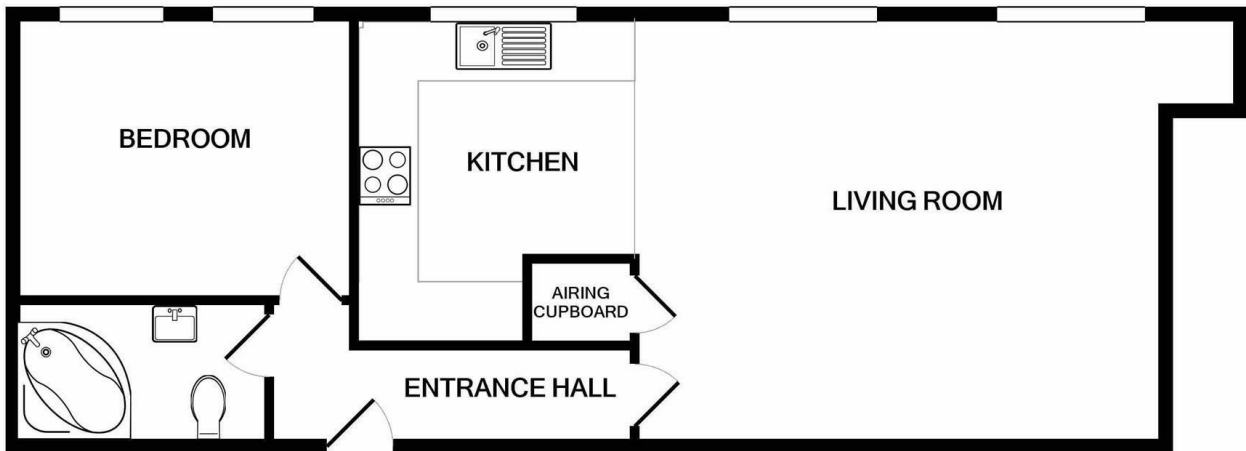


**5 Heckingham Park Drive | Hales | Norwich | NR14 6FJ**

**Guide Price £110,000**

**\*\*GUIDE PRICE £110,000 - £120,000 - ONE BEDROOM APARTMENT WITH OFF ROAD PARKING AND NO ONWARD CHAIN\*\*** Gilson Bailey are delighted to offer this WELL PRESENTED, ONE BEDROOM, FIRST FLOOR apartment set in a BEAUTIFUL GRADE II LISTED HISTORIC DEVELOPMENT in the quiet village of Hales. Accommodation comprising COMMUNAL ENTRANCE LOBBY, PRIVATE ENTRANCE HALL, LOUNGE/DINER, KITCHEN, BEDROOM and BATHROOM. Outside there is an OFF ROAD ALLOCATED PARKING and COMMUNAL ACCESS TO THE GYM AND TENNIS COURTS. The apartment benefits from DOUBLE GLAZING, ELECTRIC HEATING and is offered with NO ONWARD CHAIN. The property would make an excellent investment or first time purchase so be quick to book a viewing.





TOTAL APPROX. FLOOR AREA 560 SQ.FT. (52.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. This 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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## Accommodation Comprises

Front door to:

### Entrance Hall

Doors to lounge/diner, bedroom and bathroom.

### Lounge/Diner 16'7" x 13'3"

Two double glazed windows, electric heater, exposed beams.

### Kitchen 9'8" x 9'6"

Window to rear aspect, single sink and drainer, tiled splash backs, quality fitted wall and base units with worktops over, built-in oven, electric four-ring hob, washing machine and fridge.

### Bedroom 12'4" x 8'3"

Two double glazed windows, electric heater, exposed beams.

### Bathroom 8'9" x 4'8"

Corner white bath with shower over, low level WC, hand wash basin with built-in unit, Chrome towel rail, exposed beams.

## Local Authority

South Norfolk District Council, Tax Band A.

## Tenure

Leasehold


Term: 99 years from 1 January 2016.

Ground rent is £125 per annum

Service charge is £1530.50 per annum

For further information, please contact the office.


**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>		
(55-68) <b>D</b>	<b>57</b>	<b>57</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	

**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.