



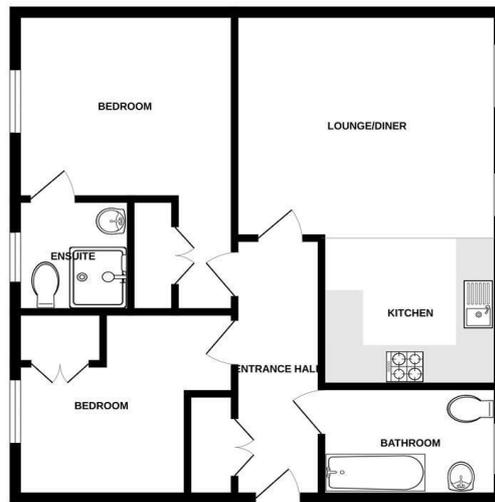
16 Pond Way | Sprowston | Norwich | NR7 8GP

£180,000

GUIDE PRICE: £180,000 - £190,000 ****SPACIOUS HOPKINS HOMES BUILT APARTMENT WITH FIELD VIEWS**** Gilson Bailey are delighted to offer this **STUNNING, TWO BEDROOM, SECOND FLOOR APARTMENT** situated on a highly sought after development in the suburb of Sprowston. Accommodation comprising secure intercom entry, private entrance hall, open plan lounge/kitchen/diner, bathroom and **TWO BEDROOMS** with bedroom one having an **EN-SUITE SHOWER ROOM**. Outside there are **TWO OFF ROAD PARKING SPACES** and communal lawned gardens. The apartment benefits from double glazing, gas heating and is in excellent condition throughout. The property would make a great first time purchase or by-to-let investment so be quick to book a viewing.



SECOND FLOOR



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, fixtures, counts and any other items are approximate and not responsible to them for any error, omission or mis-statement. This plan is for illustrative purposes only and should not be used as such by any prospective purchaser. The services, fixtures and appliances shown here have been noted and are provided as to their availability or otherwise on all plans.
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Location

This desirable suburb lies to the north-east of Norwich and offers a good selection of amenities to include schooling for all ages, local doctors surgery, popular shops, supermarkets, pubs and restaurants. There is excellent public transport links to and from the City centre including the Sprowston Park & Ride service. There is ease of access to the Norwich Ring Road, NDR and Norfolk Broads.

Accommodation Comprises

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

Entrance Hall

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

Lounge/Kitchen/Diner 20'0" x 14'6"

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

Bedroom One 16'0" x 11'6"

Double glazed window, radiator, built in wardrobe.

En-Suite 5'9" x 5'5"

Shower cubicle, low level WC, hand wash basin, radiator, frosted double glazed window.

Bedroom Two 11'11" x 9'9"

Double glazed window, radiator, built in wardrobe.

Bathroom 9'2" x 5'9"

Panelled bath, low level WC, hand wash basin, radiator, frosted double glazed window.

Outside

Two off road parking spaces and communal lawned gardens.

Local Authority

Broadland District Council, Tax Band B.

Tenure

Leasehold - 125 years from and including 1 January 2018. Please note service/maintenance charges are £1017.78 per annum and ground rent is £130 per annum. 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	84	84
(69-80) C		
(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

Broadland District 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.