



## 36 Quintin Gurney House Keswick Hall | Keswick

1 Bedroom | £85,000

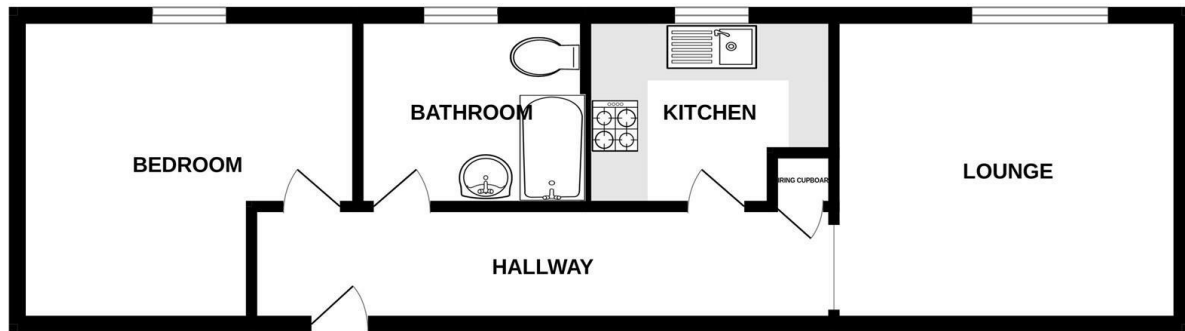
**Asking Price £85,000**

GUIDE PRICE: £85,000 - £90,000 \*\*OFFERED WITH NO ONWARD CHAIN\*\*

Gilson Bailey are delighted to offer this well presented, one bedroom, first floor apartment situated in the much sought after development of Keswick Hall with accommodation comprising, communal entrance, entrance hall, lounge, kitchen, bedroom and bathroom. The apartment benefits from double glazing, electric heating, access to swimming pool, tennis court, beautiful communal grounds and large free car park in the grounds for the residents. The property would make an excellent first time purchase or buy to let investment as the current tenant wishes to stay and is currently paying £715 per month.







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. 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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### Location

Quintin Gurney House can be found to the south of Norwich in the popular village of Keswick. Close by are the neighbouring villages of Eaton, Cringleford and Mulbarton offering a good selection of local amenities including schooling, shops, supermarkets, pubs and restaurants.. There is ease of access to the A47 southern bypass, University of East Anglia and the Norfolk & Norwich University Hospital.

### Local Authority

South Norfolk District Council, Tax Band A

### Tenure

Leasehold - Term 99 years from 01 January 1987. Please note ground rent is £200 per annum and service/maintenance charges are £2752 per annum. For further information, please contact the office.

### Accommodation Comprises

Communal entrance with stairs to first floor. Front door to:

#### Entrance Hall

Doors to lounge, kitchen, bedroom and bathroom.

#### Lounge 12'1" x 10'8"

Double glazed window.

#### Kitchen 8'9" x 7'8"

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.

#### Bedroom 11'10" x 10'9"

Double glazed window.

#### Bathroom 7'8" x 7'3"


Panelled bath with shower over, low level WC, hand wash basin, frosted double glazed window.

### Outside

Well maintained communal grounds with swimming pool, tennis courts, barbeque area and residents car park.



### 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>		
(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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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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