



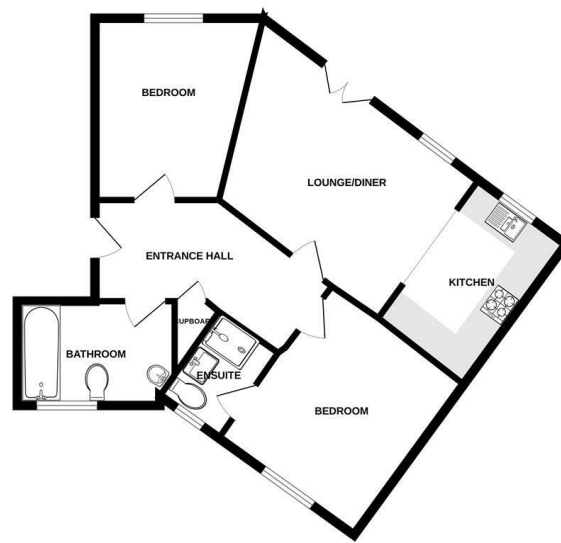
**19 Mallard Way | Sprowston | Norwich | NR7 8DN**

**Offers In Excess Of £180,000**

**\*\*EXCELLENT FIRST TIME PURCHASE WITH OFF ROAD PARKING\*\*** Gilson Bailey are delighted to offer this WELL PRESENTED, TWO BEDROOM, SECOND FLOOR FLAT situated on the edge of a popular, modern estate in the highly sought after suburb of Sprowston. Accommodation comprising secure intercom entry, entrance hall, lounge/diner with JULIET BALCONY, kitchen, TWO BEDROOMS and a bathroom with bedroom one having an EN-SUITE SHOWER ROOM. Outside there is an OFF ROAD PARKING SPACE which can fit 2 cars in tandem and there are communal lawned gardens. The flat benefits from double glazing, gas heating and is in excellent condition throughout. The property would make a great first time purchase or buy-to-let investment so be quick to book a viewing.



#### SECOND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, bedrooms, rooms and any other parts are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, fixtures and appliances shown here are not intended and no guarantee is made as to their condition or efficiency and no guarantee is made as to their condition or efficiency and no guarantee is made as to their condition or efficiency.

#### 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/diner, two bedrooms and bathroom.

#### Lounge/Diner 16'8" x 10'9"

Juliet balcony, double glazed window, radiator.

#### Kitchen 10'9" x 6'10"

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

#### Bedroom One 11'5" x 10'2"

Double glazed window, radiator, built in wardrobes.

#### En-Suite

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

#### Bedroom Two 11'5" x 10'5"

Double glazed window, radiator.

#### Bathroom

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

#### Outside

Off road parking space and communal lawned gardens.

#### Local Authority

Broadland District Council, Tax Band B.

#### Tenure

Tenure - Leasehold - Term 125 years from 1st January 2015. Please note ground rent is £250 every six months and service/maintenance charges are £1068 per annum. For further information, please contact the office.


#### Utilities

Fibre to the cabinet 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>	<b>82</b>	<b>82</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 	

### 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.

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