

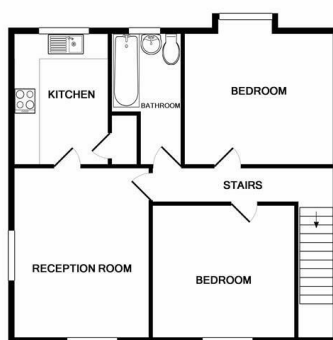


**9 Plattens Court | Wroxham | Norwich | NR12 8SQ**

**Offers In Excess Of £170,000**

GILSON BAILEY are delighted to offer this TWO BEDROOM FIRST FLOOR APARTMENT in the popular village of WROXHAM. Accommodation comprises private entrance hall, two double bedrooms, bathroom, open plan Lounge/Diner and kitchen. The flat benefits from double glazing, gas central heating and allocated parking space. Be quick to arrange your viewing as the flat would make an excellent first-time purchase or buy to let investment.





1ST FLOOR



GROUND FLOOR

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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## Location

The Broadland village of Wroxham is connected to Hoveton St John, the village centre is the capital of the Broads and features facilities including a range of shops, the locally famous Roys supermarket and department store, post office, cafés, restaurant and public houses plus a doctor's surgery and schools. The River Bure runs through the village and connects the Broads generally. There are also great transport links such as buses and trains to Norwich city centre, and ease of access to North Norfolk's stunning coastline.

## Outside

One allocated parking space.

## Local Authority

Broadland District Council - Tax Band B

## Tenure

Leasehold

Term: 999 years from 01 January 2012

Service Charge: £850 PA

## Accommodation Comprises

Door to

### Entrance Hall

Stairs to first floor landing with doors to Bedrooms One, Two, Lounge/Diner, Kitchen and Bathroom.

### Lounge/Diner 13'1" x 10'9"

Two double glazed windows, radiator, door to

### Kitchen 10'5" x 8'2"

Double glazed window, wall and base units, single sink, space for cooker, fridge, washing machine, door cupboard.

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

Double glazed window, radiator.

### Bedroom Two 10'5" x 8'10"

Double glazed window, radiator.


### Bathroom

Three-piece suite, low level WC, hand wash basin, bath with shower over, double glazed window.





### 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>	<b>74</b>	<b>77</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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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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