





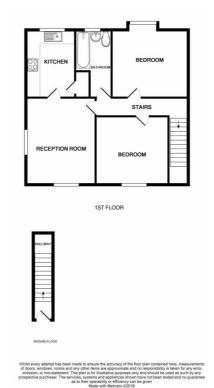


9 Plattens Court | Wroxham | Norwich | NR12 8SQ

Offers In Excess Of £165,000

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.





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.

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.

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

https://www.gilsonbailey.co.uk



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Energy Efficiency Rating Current Potential Very energy efficient - lower running costs (92 plus) 🛕 B (81-91) 74 (55-68) (39-54) (21-38) (1-20) Not energy efficient - higher running costs **EU Directive England & Wales** 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.