



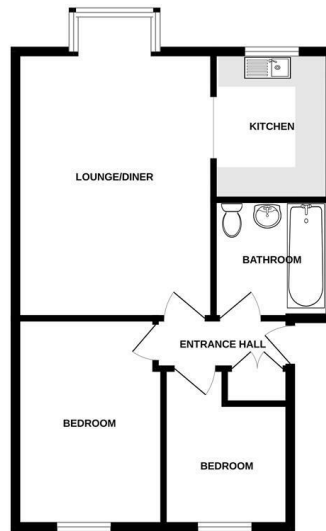
82 Ingram Court | | Norwich | NR1 2HQ

Offers In Excess Of £135,000

****FIRST FLOOR FLAT OFFERED WITH NO ONWARD CHAIN**** Gilson Bailey are delighted to offer this WELL PRESENTED, TWO BEDROOM, FIRST FLOOR FLAT situated in a QUIET CUL-DE-SAC POSITION to the south of Norwich WITHIN WALKING DISTANCE TO THE CITY CENTRE. Accommodation comprising secure intercom entry, private entrance hall, lounge/diner WITH LOVELY VIEWS OVER THE LOCAL PARK, kitchen, TWO BEDROOMS and a bathroom. Outside there are well maintained communal gardens and a RESIDENTS CAR PARK offering off road parking. The flat benefits from double glazing, gas heating, AN EXTENDED LEASE and is in excellent condition throughout. The property would make a fantastic first time purchase or buy-to-let investment so be quick to book a viewing.



FIRST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of areas, volumes, floors and any other details are approximate and no responsibility is taken for any error, omission or misstatement. 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 as to their operation or efficiency can be given.
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Location

Ingram Court is situated just off Hall Road within reasonable distance to local schooling, doctors, shops and pubs. There is ease of access to Norwich bus station, Norwich railway station, Norwich ring road, Riverside complex and the A47 southern bypass with good public transport links in and out of the city centre.

Accommodation Comprises:

Communal front door to communal entrance hall with staircase to first floor landing. Front door to:

Hallway

Airing cupboard, doors to both bedrooms and bathroom.

Lounge 16'7" x 12'2"

Window to side aspect, box window to rear aspect, power points, TV point, telephone point, radiator. Opening to:

Kitchen 9'1" x 7'8"

Window to rear aspect, range of wall and base units with worktops over, inset sink and drainer with taps over, tiled splashbacks, power points, spaces for fridge, washing machine and oven.

Bedroom One 12'11" x 9'3"

Window to front aspect, power points, radiator.

Bedroom Two 9'10" into recess x 6'9"

Window to front aspect, power points, radiator.

Bathroom

Three piece suite comprising panelled bath, low level wc and pedestal hand wash basin, tiled splashbacks, extractor fan, radiator.

Outside

There are well maintained grounds which are mainly lawned with shrub and flower borders and enclosed by hedging, fencing and mature trees. There is off road parking available in the residents car park.

Local Authority

Norwich City Council, Tax Band B.

Tenure


Leasehold - Term 125 years from 16 April 2021. Please note ground rent is £175 per annum and service/maintenance charges are £1316 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		
(69-80) C	71	74
(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

Norwich City 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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