



6 Worster Court | Ranson Road | NORWICH | NR1

Offers In Excess Of £230,000

GUIDE PRICE: £230,000 - £240,000 **STUNNING OPEN PLAN APARTMENT WITH A GARAGE AND VIEWS TOWARDS WHITLINGHAM** Gilson Bailey are delighted to present this stunning, spacious two-bedroom apartment, perfectly positioned on the second floor, offering a serene lifestyle in one of Norwich's most desirable areas. Located to the east of the city, this beautiful home is just a stone's throw from the train station and the vibrant city centre, ensuring convenience and accessibility.

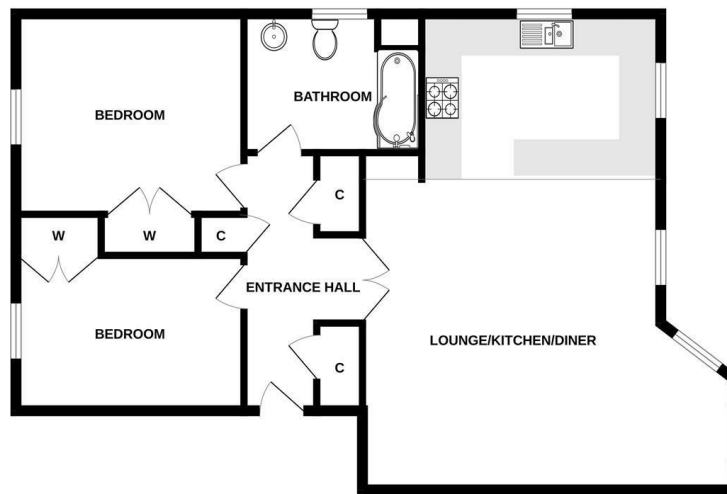
Step inside to discover a bright and airy living space, where a generous open-plan lounge, kitchen, and dining area create the perfect environment for modern living and entertaining. Two elegant double bedrooms provide a peaceful retreat, complemented by a stylishly designed bathroom. With double glazing and gas central heating, comfort is assured throughout.

Outside, enjoy the added benefit of an en-bloc garage and delightful views over Whitlingham Broad. The property is in immaculate condition, with a long lease, making it an ideal choice for first-time buyers or investors seeking a lucrative buy-to-let opportunity.

This is a rare find and an absolute must-see—call now to book your viewing and make this exquisite apartment your new home.



SECOND FLOOR



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.
Made with Metropix 10/20/25

Location

Worster Court is situated close by to many local amenities including schooling, popular local shops, pubs, restaurants and supermarkets and is within walking distance to the City centre, Norwich train station and Riverside development. There is ease of access to the Norwich Ring Road and A47 southern bypass.

Accommodation Comprises

Secure intercom entry with stairs to top floor. Front door to:

Entrance Hall

Doors to lounge/kitchen/diner, two bedrooms, bathroom and storage cupboards.

Lounge/Kitchen/Diner 25'11" x 20'0"

Fitted wall and base units with worktops over, sink and drainer, fitted hob and oven, integrated fridge, freezer, dishwasher and washing machine, double glazed windows, radiator, spotlights, boiler.

Bedroom One 12'5" x 10'9"

Double glazed window, radiator, built in wardrobe.

Bedroom Two 12'5" x 8'6"

Double glazed window, radiator, built in wardrobe.

Bathroom

Panelled bath with shower over, low level WC, hand wash basin, heated towel rail, mirror with lighting, frosted double glazed window.

Outside

En-bloc garage to the rear.

Local Authority

Norwich City Council, Tax Band C.

Tenure


Leasehold - Term 999 years from 4 February 1983
Please note ground rent and service/maintenance charges combined are £150 per month for 11 months.
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) A		
(81-91) B		
(69-80) C	75	76
(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 C

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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