



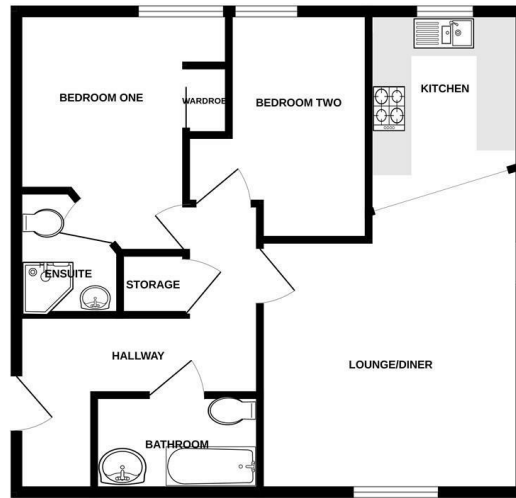
7 Craven Court Crome Road | | Norwich | NR3 4QY

Offers In Excess Of £150,000

****IMMACULATE FLAT IN NR3 PERFECT FOR FIRST TIME BUYERS**** Located in a sought after, modern development to the north of Norwich is this two bedroom top floor apartment with Internal accommodation comprising entrance hall, spacious open plan lounge/dining room with adjoining kitchen, two bedrooms with the main bedroom having an en-suite shower room and a separate bathroom. Outside there is one allocated parking space, visitors parking, well-kept communal grounds and children's play area. The property benefits from double glazing, gas fired central heating and is in good order throughout. An internal viewing is highly recommended to appreciate the quality on offer.



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the description contained here, measurements of floor, wall, ceiling, rooms and any other items are approximate and not responsible to them 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 fittings shown have not been tested and no guarantee, as to their condition or efficiency can be given.
Made with Metaphor 02/05

Location

The popular NR3 area of Norwich provides a good range of local amenities to include schooling, shops, supermarkets, pubs, restaurants, and Mousehold Heath. There are good public transport links to and from the City centre with ease of access to the Norwich Ring Road and NDR.

Entrance Hall

A spacious hallway with access to all rooms, including a storage cupboard.

Bathroom

Low Level WC, wash basin, bath, wall mounted heated towel rail.

Bedroom 1 12'9" x 8'3"

Double glazed window, radiator, fitted wardrobe, door to en-suite

En-Suite

Low Level WC, wash basin, shower cubicle, radiator.

Bedroom 2 11'10" x 6'11"

Double glazed window, radiator.

Lounge/ Dining Room 13'3" x 12'8"

Two double glazed windows, radiator, access to kitchen

Kitchen 10'3" x 7'9"

Double glazed window, fitted wall and base units with worktops over, built in oven with 4 ring hob and extractor over, integrated washing machine/dryer, 1 and a half sink and drainer, space for white goods.

Outside

Externally to the rear of the property is the private residents car park with the one allocated parking space for this flat located in the very top left hand corner of the car park as you enter.

Visitors parking on a first come, first serve basis, well kept communal grounds including a children's play area.

Local Authority

Norwich City Council - Tax Band B

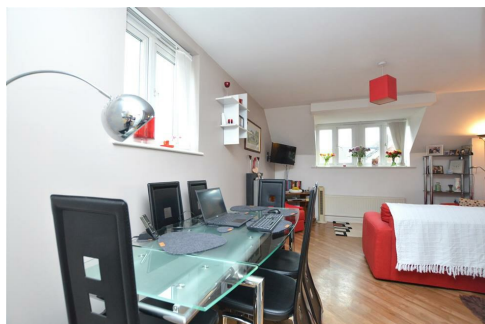
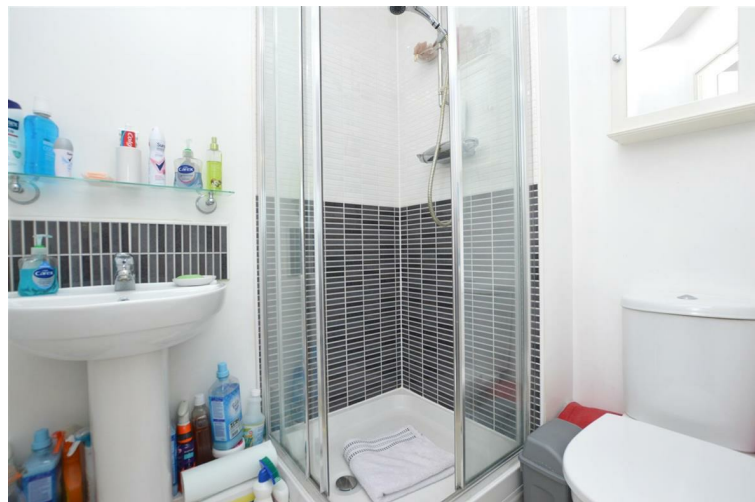
Tenure

Leasehold

Term: 125 years from 31 March 2008

Service Charge: £150pcm

Ground Rent: £389pa



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	80	80
(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	

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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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