



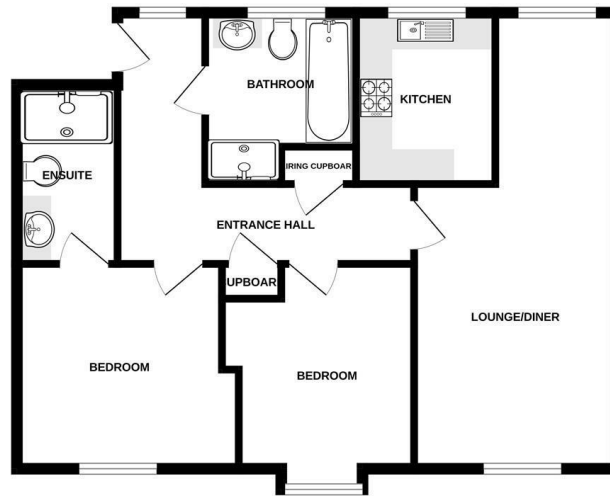
## Flat 27 Cheena Court Solario Road | Costessey Norwich | NR9 5EP

**Guide Price £150,000**

**\*\*GUIDE PRICE £150,000 TO £160,000\*\*** SPACIOUS GROUND FLOOR FLAT WITH OFF ROAD PARKING\*\* Gilson Bailey are delighted to offer this WELL PRESENTED, TWO BEDROOM, GROUND FLOOR FLAT situated in the sought after Queens Hills estate to the west of Norwich. Accommodation comprising secure intercom entry, private entrance hall, spacious lounge/diner, kitchen, TWO BEDROOMS and a bathroom with bedroom one having an EN-SUITE SHOWER ROOM. Outside there is ONE OFF ROAD PARKING SPACE, visitors parking and well maintained communal areas. The flat benefits from double glazing, electric heating and is in excellent condition throughout. The property would make a great first time purchase or buy-to-let investment so be quick to book a viewing.



#### GROUND FLOOR



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs 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 here are not been tested and no guarantee as to their operation or efficiency can be given. Made with Metaplan (2020)

#### Location

This sought after development is situated west of the Cathedral City centre of Norwich on the outskirts of Costessey, you are within easy reach of a good selection of amenities including primary schools, supermarkets, various retail outlets at the Longwater Retail Park and also excellent public transport from Queens Hills in and out of Norwich City centre with ease of access onto the A47 southern bypass.

#### Accommodation Comprises

Secure intercom entry with front door to:

##### Entrance Hall

Doors to lounge/diner, two bedrooms and bathroom.

##### Lounge/Diner 22'3" x 10'1"

Two double glazed windows, two electric radiators.

##### Kitchen 7'8" x 7'1"

Fitted wall and base units with worktops over, sink and drainer, fitted hob and oven, space for fridge/freezer and washing machine, double glazed window.

##### Bedroom One 10'5" x 10'3"

Double glazed window, electric radiator.

##### En-Suite 6'9" x 4'4"

Shower cubicle, low level WC, hand wash basin, heated towel rail.

##### Bedroom Two 11'9" x 11'6"

Double glazed window, electric radiator.

##### Bathroom 7'8" x 6'8"

Panelled bath, shower cubicle, low level WC, hand wash basin, heated towel rail, frosted double glazed window.

#### Outside

One off road parking space, visitors parking, bin store and communal areas.

#### Local Authority

South Norfolk District Council, Tax Band B.

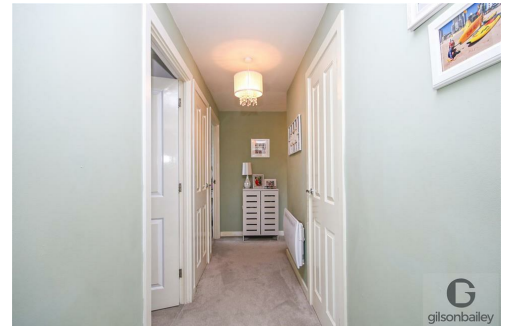
#### Tenure

Leasehold – 125 years from 1 June 2006. Please note service/maintenance charges are £1440 per annum and ground rent is £150 per annum. 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>74</b>	<b>82</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	

### Local Authority

South Norfolk District 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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