6 Coachman's Court School Lane I Sprowston

£160,000

FIRST FLOOR FLAT WITH OFF ROAD PARKING AND 999 YEAR LEASE Gilson Bailey are delighted to offer this WELL PRESENTED, TWO BEDROOM, FIRST FLOOR FLAT situated in the highly sought after suburb of Sprowston. Accommodation comprising lounge/diner, kitchen, TWO BEDROOMS and a bathroom. Outside there are well maintained communal gardens and ONE OFF ROAD PARKING SPACE. The flat benefits from double glazing, gas heating, A LONG LEASE and is in excellent condition throughout. The property would make an excellent first time purchase or buy-to-let investment so be quick to book a viewing.

gilsonbailey

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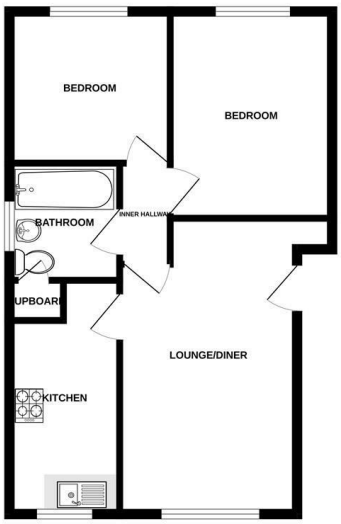
01603764444 | sales@gilsonbailey.co.uk

FIRST 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.
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Location
This desirable suburb lies to the north-east of Norwich and offers a good selection of amenities to include schooling for all ages, local doctors surgery, popular shops, supermarkets, pubs and restaurants. There is excellent public transport links to and from the City centre including the Sprowston Park & Ride service. There is ease of access to the Norwich Ring Road, NDR and Norfolk Broads.

Accommodation Comprises
Communal entrance with stairs to first floor. Front door to:

Lounge/Diner 16'9" x 10'1"
Double glazed window, radiator.

Kitchen 12'9" x 5'6"
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, radiator.

Bedroom One 11'10" x 9'1"
Double glazed window, radiator.

Bedroom Two 9'1" x 8'7"
Double glazed window, radiator.

Bathroom 6'4" x 5'6"
Panelled bath with shower over, low level WC, hand wash basin, radiator, frosted double glazed window.

Outside
One off road parking space and communal gardens.

Local Authority
Broadland District Council, Tax Band A.

Tenure
Leasehold – Term 999 years from 1 December 1985. Please note ground rent and service/maintenance charges are £840 per annum. For further information, please contact the office.

Utilities
Full fibre broadband available.
Mains water and electric.

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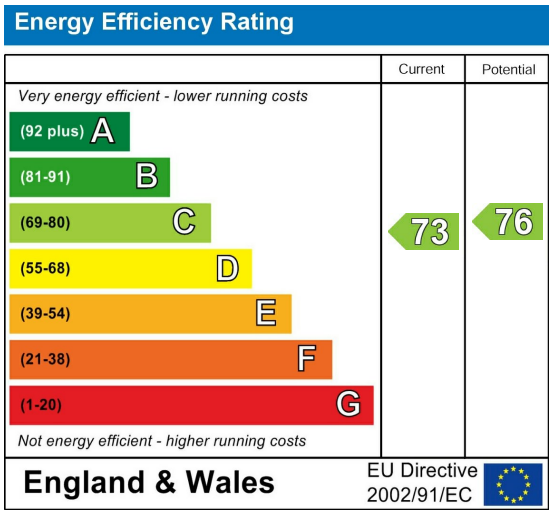

Local Authority

Broadland District Council, Tax Band A

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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.