



15 Pine Court, Plantation Drive | | Norwich | NR7 8JB

£150,000

GUIDE PRICE: £150,000 - £160,000**FIRST FLOOR FLAT WITH OFF ROAD PARKING AND NO ONWARD CHAIN** Gilson Bailey are delighted to offer this TWO BEDROOM, FIRST FLOOR FLAT situated in a peaceful woodland location in the sought after suburb of Sprowston. Accommodation comprising secure communal entrance, private entrance hall, lounge with a balcony, kitchen, TWO BEDROOMS and a bathroom. Outside there are communal lawned gardens and ONE OFF ROAD PARKING SPACE and visitors parking. The flat benefits from double glazing, gas heating and is OFFERED WITH NO ONWARD CHAIN. The property would make an excellent 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 for any prospective purchaser. The accuracy, validity and applicability of this plan are not intended and no guarantee as to their accuracy or efficiency can be given. Made with Metaphor 12/2017

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:

Entrance Hall

Doors to lounge, two bedrooms and bathroom.

Lounge 14'5" x 11'8"

Double glazed window, doors to balcony, two radiators.

Kitchen 13'9" x 7'8"

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 11'4" x 8'5"

Double glazed window, radiator, built in wardrobe.

Bedroom Two 7'8" x 7'4"

Double glazed window, radiator.

Bathroom 7'8" x 4'11"

Panelled bath with shower over, low level WC, hand wash basin, radiator.

Outside

Communal lawned gardens, one off road parking space and further visitors parking.

Local Authority

Broadland District Council, Tax Band B.

Tenure


Leasehold – Term 124 years from 25 December 1988. Please note ground rent is £150 per annum and service/maintenance charges are £920 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) A		
(81-91) B		
(69-80) C	74	78
(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

Broadland 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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