



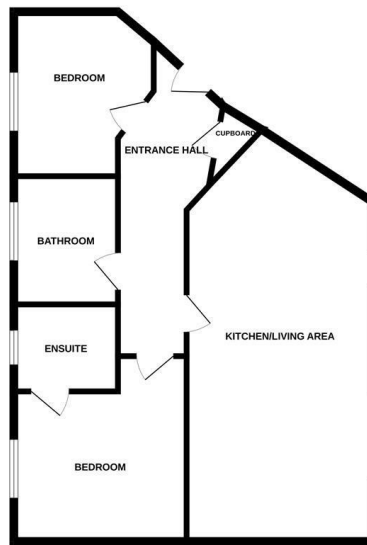
**16 Coot Drive | Sprowston | Norwich | NR7 8DW**

**£165,000**

**\*\*MODERN GROUND FLOOR APARTMENT OFFERED WITH NO ONWARD CHAIN\*\*** Gilson Bailey are delighted to offer this SPACIOUS, WELL PRESENTED, TWO BEDROOM, GROUND FLOOR APARTMENT situated in the highly sought after suburb of Sprowston. Accommodation comprising secure intercom entry, private entrance hall, OPEN PLAN KITCHEN/LIVING AREA offering flexible living, bathroom and TWO BEDROOMS with bedroom one having an EN-SUITE SHOWER ROOM. Outside there is ONE ALLOCATED PARKING SPACE and communal lawned gardens. The apartment benefits from double glazing, gas heating, wider doors and hallway and is OFFERED WITH NO ONWARD CHAIN. The property would make an excellent first time purchase so be quick to book a viewing to appreciate the size, quality and location on offer.



GROUND 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 by any prospective purchaser. The services, fixtures and appliances shown here are not to be taken as a guarantee as to their operation or efficiency and are for general information only.

## 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

Secure intercom entry with front door to:

### Entrance Hall

Doors to kitchen/living area, two bedrooms and bathroom.

### Open Plan Kitchen/Living Area 27'11" x 10'8"

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

### Bedroom One 14'6" x 10'11"

Double glazed window, radiator, fitted wardrobes.

### En-Suite 6'6" x 5'3"

Shower cubicle, low level WC, hand wash basin, radiator, frosted double glazed window.

### Bedroom Two 13'8" x 11'2"

Double glazed window, radiator.

### Bathroom 7'2" x 6'6"

Panelled bath, low level WC, hand wash basin, radiator, frosted double glazed window.

## Outside

One allocated parking space and communal gardens.

## Local Authority

Broadland District Council, Tax Band B.

## Tenure

Leasehold – 125 years from and including 1 January 2016. Please note service/maintenance charges are £1260 per annum and ground rent is £115 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>		
(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

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.

<https://www.gilsonbailey.co.uk>  
01603764444