



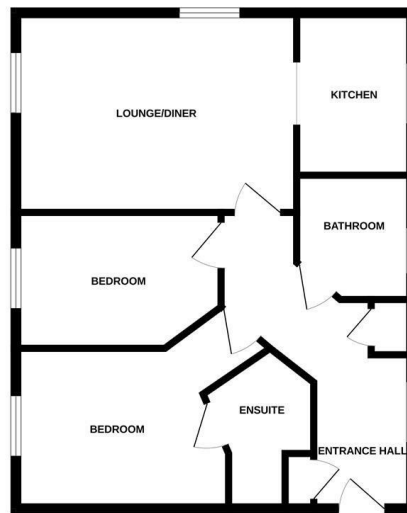
**2 Swan Lane | Sprowston | Norwich | NR7 8FW**

**Offers In Excess Of £180,000**

**\*\*STUNNING MODERN GROUND FLOOR APARTMENT WITH OFF ROAD PARKING\*\*** Gilson Bailey are delighted to present this well-presented two-bedroom ground floor apartment, perfectly positioned within a popular modern development in the highly sought-after suburb of Sprowston. Offered in excellent condition throughout, the property boasts secure intercom entry, a welcoming private entrance hall, spacious lounge/diner, fitted kitchen, family bathroom, and two bedrooms, with the principal further enhanced by an en-suite shower room. Outside, the property benefits from one allocated parking space, while modern comforts include double glazing and gas central heating. An ideal first-time buy or buy-to-let investment, this stylish apartment combines convenience, comfort and location – early viewing is highly recommended.



GROUND FLOOR



While every attempt has been made to ensure the accuracy of the description contained here, measurements of floors, elevations, plans 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 accuracy, appropriateness and applicability of the plan has not been tested and no guarantee, as to their reliability or efficiency can be given.  
Made with Metagen 12/2025

### 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 lounge/diner, two bedrooms and a bathroom.

#### Lounge/Diner 14'7" x 10'11"

Two double glazed windows, two radiators.

#### Kitchen 8'10" x 6'2"

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 13'6" x 8'6"

Double glazed window, radiator.

#### En-Suite 8'5" x 6'6"

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

#### Bedroom Two 10'7" x 7'4"

Double glazed window, radiator.

#### Bathroom 6'11" x 6'2"

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

### Outside

One off road parking space.

### Local Authority

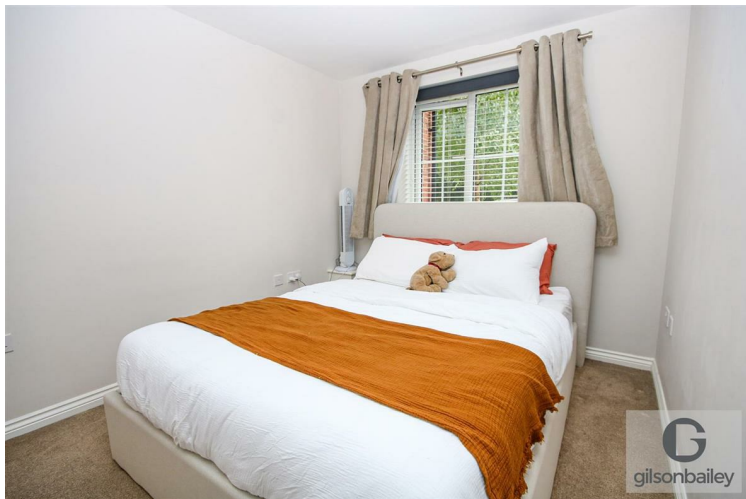
Broadland District Council, Tax Band B.

### Tenure

Leasehold – Term 125 years from 1 January 2016. Please note ground rent is £250 per annum and service/maintenance charges are £1800 per annum. For further information, please contact the office.

### Utilities

Ultrafast full fibre 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>                            | <b>83</b>                                                                                                   | <b>83</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.

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