



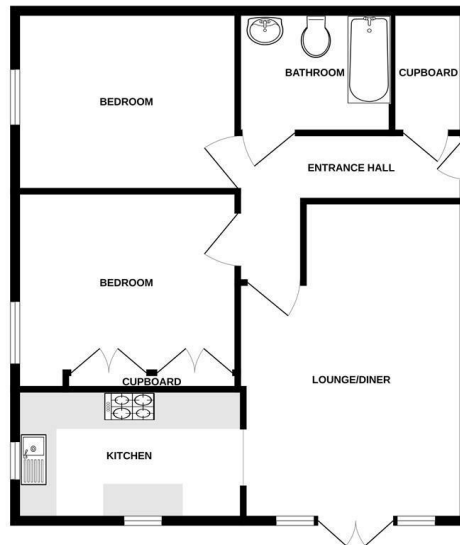
21 Green Court | Thorpe St Andrew | Norwich | NR7

Offers In Excess Of £150,000

**** OFFERED WITH NO ONWARD CHAIN **** Tucked away in a peaceful cul-de-sac in the popular suburb of Thorpe St Andrew, this well-presented two-bedroom ground floor apartment offers light and spacious accommodation, including a private entrance hall, lounge/diner, fitted kitchen, two double bedrooms, and a bathroom. Outside, the property benefits from one allocated parking space and access to communal gardens. Additional features include double glazing throughout and electric heating. Offered with no onward chain, this apartment is ideal as a first-time purchase or buy-to-let investment, and early viewing is highly recommended.



GROUND FLOOR



We have every attempt to ensure the accuracy of the floorplan contained herein. Measurements of floors, windows, doors and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used to verify any prospective purchase. The layout, contents and appearance shown here are not intended as a guarantee. No other liability or responsibility is accepted for errors.

Location

Thorpe St Andrew is a highly sought after suburb offering amenities to include schooling for all ages, popular local pubs and restaurants by the iconic River Green, shops and supermarkets. There is ease of access to the centre of Norwich, Broadland Business Park, A47 southern bypass, NDR and the Norfolk Broads.

Accommodation Comprises

Front door to:

Entrance Hall

Doors to lounge/diner, two bedrooms and bathroom.

Lounge/Diner 19'4" x 9'9"

Patio doors, electric heater.

Kitchen 9'2" x 6'5"

Fitted wall and base units with worktops over, sink and drainer, space for cooker, fridge and washing machine, two double glazed windows.

Bedroom One 12'7" x 9'2"

Double glazed window, electric heater, built in wardrobes.

Bedroom Two 9'3" x 8'11"

Double glazed window, electric heater.

Bathroom 6'4" x 5'6"

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

Outside

Communal gardens and one off road parking space.

Local Authority

Broadland District Council, Tax Band B.

Tenure

Leasehold - Term From 31 January 1991 to 31 December 2162. Please note ground rent is £50 per annum and service/maintenance charges are £80 per month. For further information, please contact the office.

Utilities

Full fibre 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		
(55-68) D	68	76
(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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