



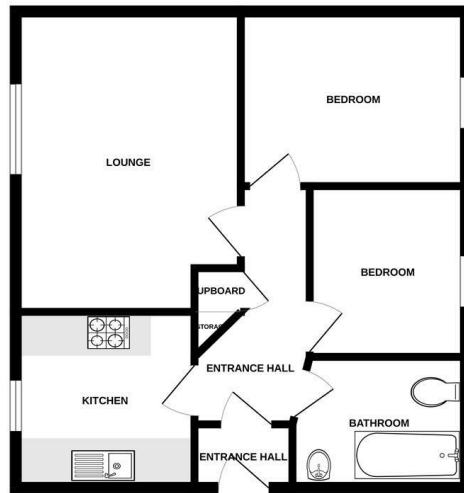
36 Whitworth Court | | Norwich | NR6 6GN

Offers In Excess Of £155,000

****OFFERED WITH NO ONWARD CHAIN**** Gilson Bailey are delighted to offer this beautifully re-decorated two-bedroom second-floor flat, quietly tucked away on a modern development in the highly sought-after suburb of Old Catton. The accommodation comprises a secure intercom entry system, private entrance hall, lounge, kitchen, two bedrooms, and a bathroom. Outside, the property benefits from one allocated off-road parking space. This lovely flat has recently been updated with new carpets and fresh décor throughout, and further benefits include gas central heating, double glazing, and no onward chain. Perfect for first-time buyers or buy-to-let investors, this smart, move-in-ready home offers excellent value in a desirable location close to local amenities and transport links. Early viewing is highly recommended!



SECOND FLOOR



We have every attempt to ensure the accuracy of the floorplan contained herein, measurements of rooms, buildings, roads and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for illustrative purposes only and should not be used as such for any prospective purchaser. The layout, contents and appearance shown have not been tested and no guarantee as to their accuracy or efficiency can be given. Made with Metaphor 10/2005

Location

Old Catton is located to the North of Norwich close by to many local amenities including schooling, parks, convenient shops, Morrison's supermarket, local pubs and restaurants. There is ease of access to Norwich ring road and NDR with regular public transport links to and from the city centre.

Accommodation Comprises

Secure intercom entry with stairs to second floor. Front door to:

Entrance Hall

Doors to lounge, kitchen, two bedrooms and bathroom.

Lounge 14'11" x 11'1"

Double glazed window, radiator.

Kitchen 8'9" x 8'9"

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

Bedroom One 11'3" x 8'7"

Double glazed window, radiator.

Bedroom Two 9'7" x 7'8"

Double glazed window, radiator.

Bathroom 8'11" x 5'2"

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

Outside

One off road parking space.

Local Authority

Norwich City Council, Tax Band B.

Tenure

Leasehold - Term 150 years less one day from 1 October 2001. Please note ground rent is £110.88 every 6 months and service/maintenance charges are £616.59 every 6 months. For further information, please contact the office.

Utilities

Fibre to the cabinet broadband available.

Mains gas, water and electric.



Local Authority

Norwich City Council, Tax Band B

Tenure

Leasehold

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	76
(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	

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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