



17 Whitworth Court | | Norwich | NR6 6GN

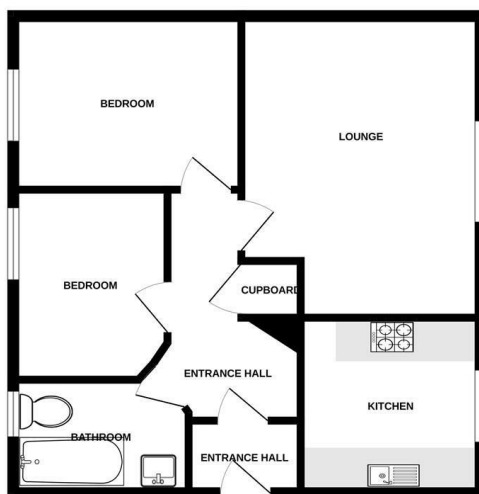
Guide Price £130,000

****GUIDE PRICE £130,000 - £140,000 OFFERED WITH NO ONWARD CHAIN****

Gilson Bailey are delighted to offer this well-presented two-bedroom ground floor flat, set within a modern development in the popular suburb of Old Catton. The property features a secure intercom entry system, private entrance hall, bright lounge, fitted kitchen, two bedrooms, and a family bathroom. Outside benefits include an allocated off-road parking space and well-kept communal areas. With double glazing, gas central heating, and no onward chain, this property is ready to move straight into. It would make an excellent first-time purchase or a smart buy-to-let investment. Early viewing is advised.



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms 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 services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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 front door to:

Entrance Hall

Doors to lounge, kitchen, two bedrooms and bathroom.

Lounge 14'11" x 11'1"

Double glazed window, radiator, electric fireplace.

Kitchen 8'9" x 8'7"

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 9'6" x 7'8"

Double glazed window, radiator.

Bathroom

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 £221.76 per annum and service/maintenance charges are £1233.18 per annum. For further information, please contact the office.

Utilities

Fibre to the cabinet broadband available.

Mains gas, water and electric.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	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	

Local Authority

Norwich City 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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