



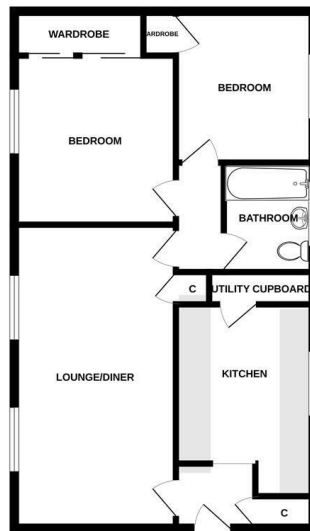
63 Lakenfields | | Norwich | NR1 2HA

Guide Price £150,000

**** GUIDE PRICE £150,000 - £160,000 - RENOVATED FIRST FLOOR FLAT WITH NO ONWARD CHAIN **** Gilson Bailey are delighted to offer this **NEWLY MODERNISED AND DECORATED, TWO BEDROOM, FIRST FLOOR FLAT** situated in a quiet area to the south of Norwich within walking distance to the City Centre. Accommodation comprising entrance hall, lounge/diner, kitchen, **TWO BEDROOMS** and a bathroom. Outside there are communal lawned gardens, storage shed and a residents car park. The flat benefits from double glazing, gas fired heating, ample storage space, new carpets throughout and has been renovated to a very high standard. The property would make an excellent first time purchase or buy-to-let investment so be quick to book a viewing.



FIRST 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 intended and no guarantee as to their operation or efficiency can be given. Made with Metaphor 12/2011

Location

The favoured south city of Norwich offers good access to and from the City centre along with popular local amenities to include schooling, shops, supermarkets, pubs and restaurants. There is ease of access to Norwich Bus station, Chapelfield Gardens, University of East Anglia, Norfolk and Norwich University Hospital, A11 and the A47 southern bypass.

Accommodation Comprises

Communal entrance with stairs to first floor. Front door to:

Entrance Hall

Doors to lounge/diner and kitchen.

Lounge/Diner 18'9" x 10'0"

Two double glazed windows, new carpet, airing cupboard.

Kitchen 11'3" x 8'8"

Fitted wall and base units with oak worktops over, double Belfast sink, fitted hob and double oven, integrated fridge, freezer, dishwasher and bins pantry/utility cupboard with space for washing machine, double glazed window.

Bedroom One 11'3" x 10'0"

Double glazed window, new carpet, built in wardrobe.

Bedroom Two 9'4" x 8'8"

Double glazed window, new carpet, built in wardrobe.

Bathroom 6'11" x 5'6"

Tiled bath with rainfall shower over, low level WC, hand wash basin, tiled flooring, frosted double glazed window.

Outside

Communal lawned gardens, storage shed and a residents car park.

Local Authority

Norwich City Council, Tax Band A.

Tenure


Leasehold - Term 125 years from 2 November 1987. Please note ground rent is £10 per annum and service/maintenance charges are £377 per annum. 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	77	79
(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 A

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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