



Uplands Court
Norwich, NR4 7PH
Guide Price £200,000 - £210,000

claxtonbird
residential

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*** Guide Price £200,000 - £210,000 *** ClaxtonBird are delighted to offer this ground-floor two-bedroom apartment, situated in a desirable location within the popular Golden Triangle area of Norwich. In brief, the accommodation comprises entrance porch, sitting room, kitchen, inner hall, two well-proportioned bedrooms, bathroom and separate cloakroom. One of the standout features of this property is the enclosed private rear garden, a tranquil space to enjoy the outdoors. Additionally, to the front of the property, there is convenient driveway parking and communal gardens with a brick-built bike store. Offered for sale with no onward chain.

Entrance Porch

Upvc double glazed entrance door, upvc double glazed window and wood effect floor. Glazed door to:

Sitting Room 13'10" x 13'5" (4.24 x 4.10)

Upvc double glazed window to front aspect, storage cupboard and radiator.

Kitchen 10'4" x 6'11" (3.15 x 2.11)

Fitted kitchen comprising wall and base units with work surfaces over, one and a half bowl sink drainer with mixer tap, tiled splash back, cooker with extractor hood over, fridge / freezer, washing machine, wall mounted central heating boiler, wood effect floor and upvc double glazed window to rear aspect.

Inner Hall

Two storage cupboards.

Bedroom 13'11" x 9'8" (4.25 x 2.96)

Upvc double glazed window to front aspect, fitted wardrobes and radiator.

Bedroom 11'8" max x 11'6" (3.57 max x 3.51)

Upvc double glazed window and French doors opening to the private garden, fitted wardrobes and radiator.

Bathroom

Suite comprising panel bath with shower over, wash hand basin, extractor fan, part tiled walls, wood effect floor, radiator and double glazed window to rear aspect.

Cloakroom

Low level WC, wood effect floor, radiator and upvc double glazed window to rear aspect.

Rear Garden

South West facing private rear garden enclosed by fencing and laid predominantly to lawn with patio area, flower and shrub borders.

Agents Note

Council Tax Band B

The vendor has informed us of the following lease information:

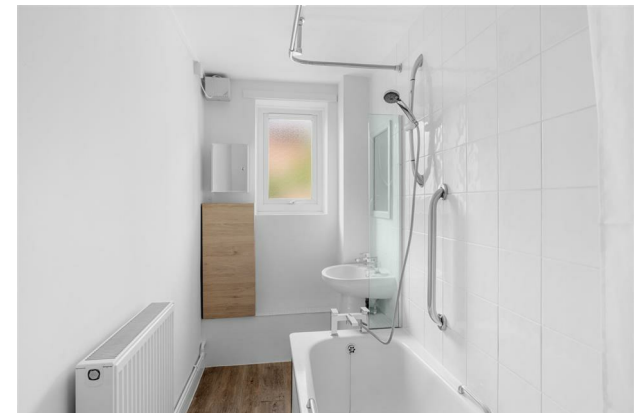
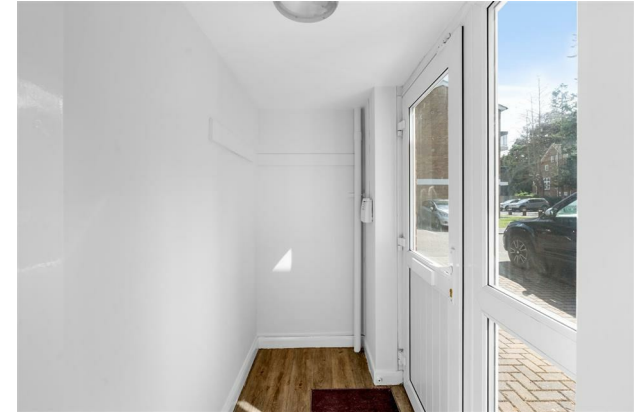
Lease Length: 150 years

Lease Remaining: 142 years

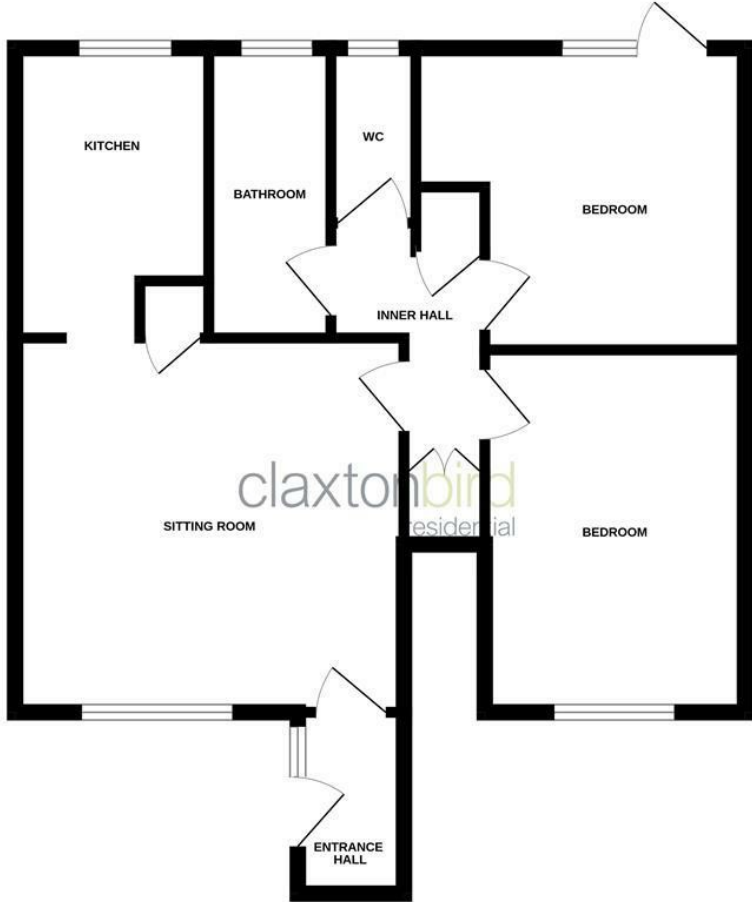
Annual Ground Rent: £200 (approximately)

Annual Service Charge: £750 (approximately)

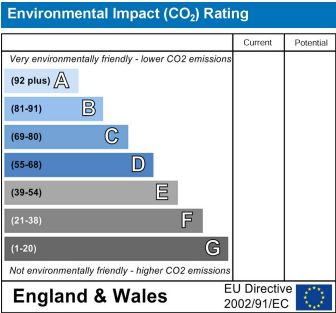
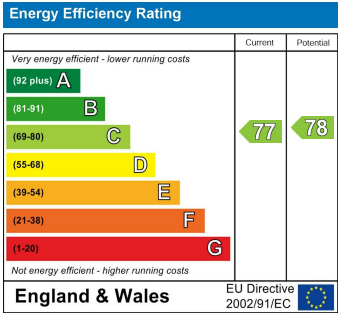
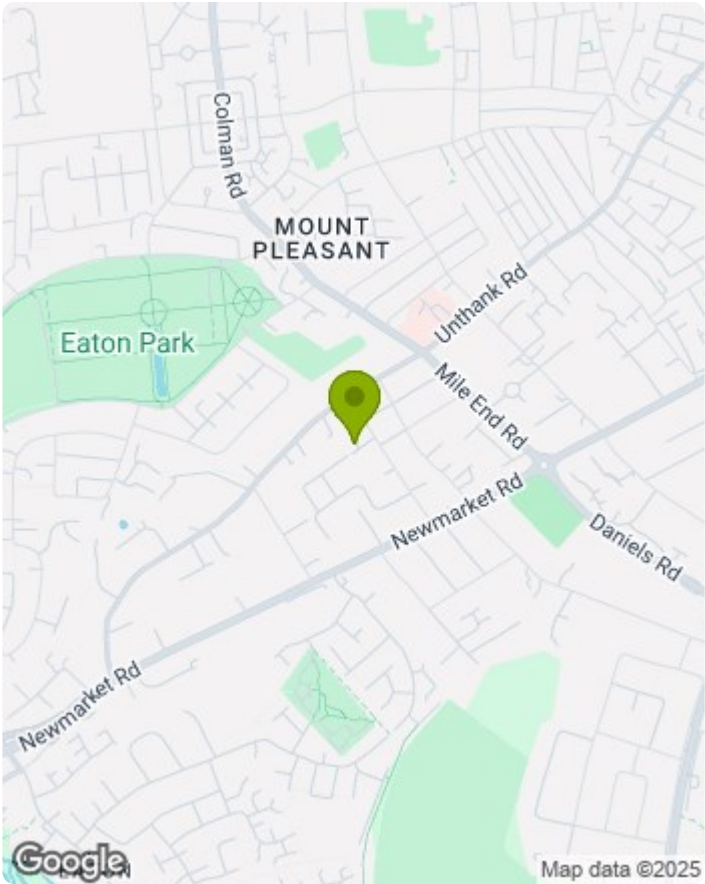
Annual Buildings Insurance: £140 (approximately)



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.
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1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER CLAXTONBIRD LIMITED NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

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