

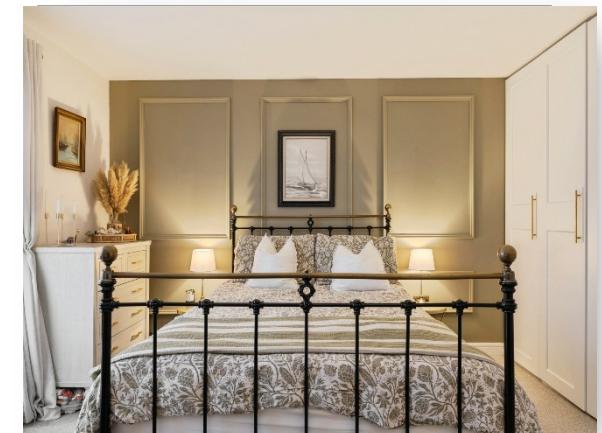
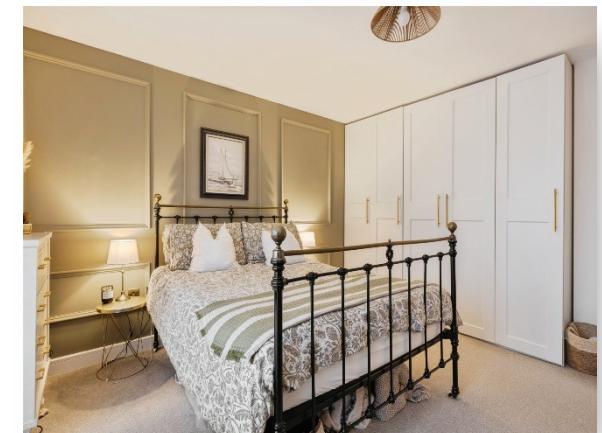


**Juby Court, Norwich NR6 7FS**

welcome to

## Juby Court, Norwich

A well-presented one-bedroom ground floor flat offered on a 75% shared ownership basis. Located in the popular area of Old Catton, Norwich. The property features modern open plan living, a spacious bedroom and is presented in excellent condition throughout, making it an ideal for first time buyers!



## Accommodation

\*\*OPEN HOUSE 7TH FEBRUARY 12:00-13:00\*\* BY STRICT APPOINTMENT ONLY\*\*

The property benefits from a generously sized double bedroom, along with a modern bathroom finished to a good standard. Being positioned on the ground floor, the flat offers convenient access and a comfortable layout suitable for a range of buyers.

Located in the popular Old Catton area, the property enjoys easy access to local amenities, and transport links to Norwich city centre. This home would make an excellent purchase for first-time buyers or downsizers seeking a low-maintenance property in a desirable location.

### Entrance Hall

External entrance door opening to hallway, radiator, storage cupboard and gives access to bathroom, bedroom and living space.

### Bathroom

Suite comprising bath with shower over, wash hand basin, wc, radiator and upvc double glazed window to side aspect.

### Bedroom

Upvc double glazed window to side aspect, radiator, and recess for double width wardrobe.

### Open Kitchen/Dining/Living

Kitchen Area

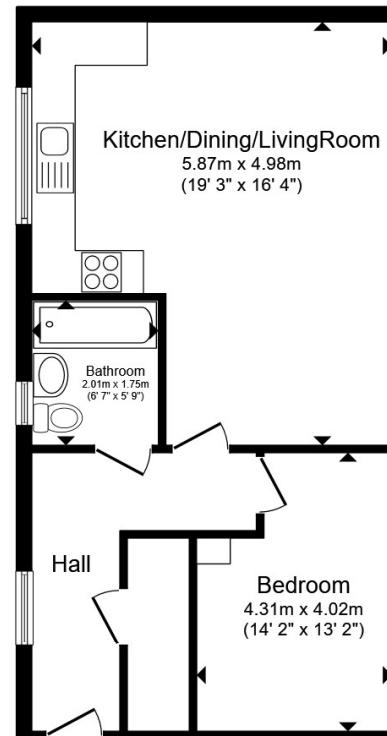
A comprehensive range of wall and base units with work surfaces over, upstand, gas hob with extractor fan, electric oven, 1 1/2 bowl sink, plumbing for washing machine, and space for free-standing fridge freezer.

### Dining/Living Area

Two radiators, and two upvc double glazed windows to side aspect.

### Agent Note

This property is leasehold and offered for sale as a 75% shared ownership, subject to an annual service charge of £1761.36 for the current year subject to annual review, and the ground rent is £1257.24. Prospective buyers would be advised to seek legal advice in relation to the obligations and any restrictions contained in the lease prior to proceeding.



**Floor Plan**

Total floor area 48.9 m<sup>2</sup> (527 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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## welcome to

### Juby Court, Norwich

- \*\*Open House Saturday 7th Feb 12:00-13:00\*\* \*By Appointment Only\*
- Spacious One Bedroom Ground Floor Flat
- Offered For Sale On A 75% Shared Ownership Basis
- Open-Plan Living/Kitchen Area
- Presented In Excellent Condition

Tenure: Leasehold EPC Rating: B

Council Tax Band: A Service Charge: 1761.36

Ground Rent: 1257.24

This is a Leasehold property with details as follows; Term of Lease 125 years from 16 Sep 2022. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

shared ownership

**£112,500**



**view this property online** [williamhbrown.co.uk/Property/HEL103113](http://williamhbrown.co.uk/Property/HEL103113)

### directions to this property:

Upon entering Old Catton from the Norwich direction proceed along St Faith's road passing the Premier Store on your right hand side until you reach the roundabout and turn left onto Repton Avenue, then turn right onto Money Road and continue straight down where the road bears round to the right and access to the flats can be found on the left-hand side.



Please note the marker reflects the postcode not the actual property



Property Ref:  
HEL103113 - 0004

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 is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



**01603 487888**



hellesdon@williamhbrown.co.uk



303 Reepham Road, Hellesdon, NORWICH,  
Norfolk, NR6 5AD



**williamhbrown.co.uk**