



Uplands Court, Norwich, NR4 7PH Offers In Excess Of £225,000

- 3 DOUBLE BEDROOMS
- SITTING ROOM WITH BALCONY
- NO ONWARD CHAIN
- ALLOCATED PARKING SPACE
- DOUBLE GLAZING
- MAIN BATHROOM & EN SUITE SHOWER ROOM
- FITTED KITCHEN
- 997 LEASE REMAINING
- GAS CENTRAL HEATING
- SHARE OF THE FREEHOLD

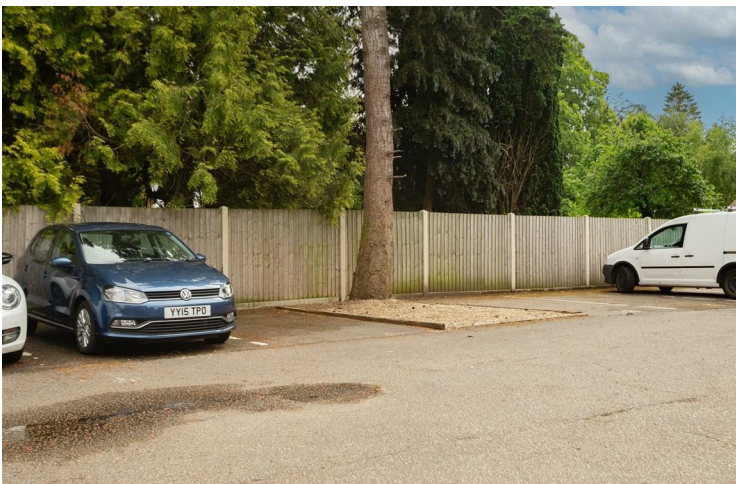
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****3 DOUBLE BEDROOMS - 997 YEAR LEASE REMAINING! ****

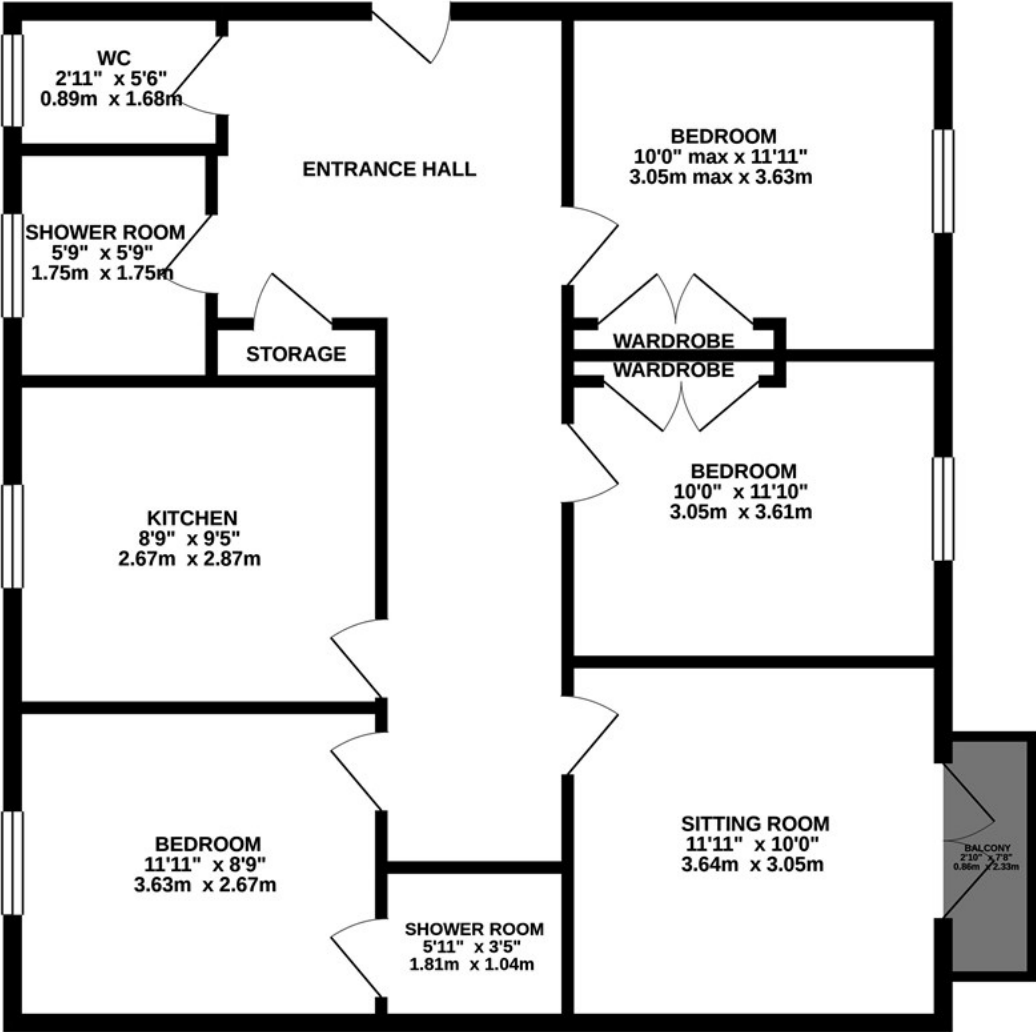
Located within NR4, this second floor apartment boasts; secure phone entry system, entrance hall, sitting room with balcony, fitted kitchen with space for washing machine, fridge/freezer and free standing cooker. Bedrooms one and two are double in size and offer built-in wardrobes whilst bedroom three (also a double) offers an en-suite shower. There is also the main shower room and separate WC.. The extensive lease is for 997 years and all owners are directors of the management company. There is zero ground rent and annual service charge is approximately £1300 per annum.

****NO ONWARD CHAIN, VACANT POSSESSION****

Council Tax Band - B



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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		74	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		



