



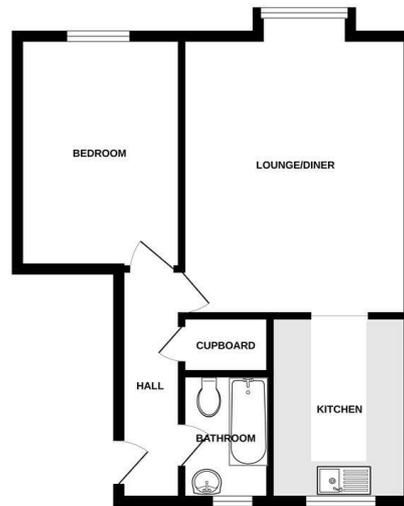
11 Ingram Court | | Norwich | NR1 2PY

£110,000

****GUIDE PRICE £110,000 - £120,000 OFFERED WITH NO ONWARD CHAIN****
Gilson Bailey are delighted to offer this well-presented one-bedroom first floor flat, tucked away in a peaceful and desirable location to the south of Norwich. Offering bright and comfortable living throughout, the accommodation comprises an entrance hall, a spacious lounge/diner ideal for relaxing and entertaining, a fitted kitchen, a well-proportioned bedroom, and a bathroom. Outside, residents benefit from a permit parking area, adding to the convenience of this attractive home. With double glazing, gas central heating, an impressive 999-year lease, and the added advantage of no onward chain, this property represents an excellent opportunity for first-time buyers or buy-to-let investors alike—early viewing is highly recommended.



FIRST FLOOR



While every attempt has been made to ensure the accuracy of the description contained here, measurements of floors, ceilings, rooms and any other parts are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should not be used as such by any prospective purchaser. The vendor, agent and advertiser accept no liability for any error or omission. Made with MyPlan 2.0.0.0

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

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

Entrance Hall

Doors to lounge/diner, bedroom and bathroom.

Lounge/Diner 16'4" x 11'1"

Double glazed window, radiator.

Kitchen 10'2" x 7'6"

Fitted wall and base units with worktops over, sink and drainer, space for cooker, fridge/freezer, washing machine and dishwasher, double glazed window.

Bedroom 14'1" x 8'6"

Double glazed window, radiator.

Bathroom

Panelled bath, low level WC, hand wash basin, frosted double glazed window.

Outside

Residents permit car park.

Local Authority

Norwich City Council, Tax Band A.

Tenure

Leasehold - Term 999 years from 28 October 2014. Please note ground rent is not payable and service/maintenance charges are £567.06 every 6 months. For further information, please contact the office.

Utilities

Fibre to the property.
Mains gas, water and electric.



Local Authority

Norwich City Council, Tax Band A

Tenure

Leasehold

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	

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.