



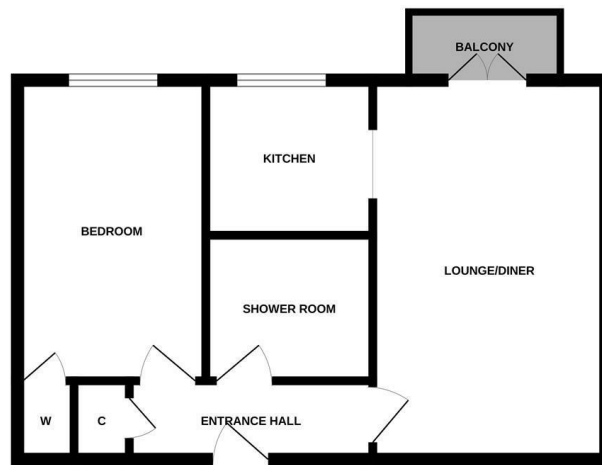
42 Baxter Court | | Norwich | NR3 2SS

Offers In Excess Of £95,000

****SECOND FLOOR FLAT WITH RESIDENTS PARKING AND NO ONWARD CHAIN****
 Gilson Bailey are delighted to offer this well-presented one-bedroom second-floor apartment, quietly tucked away within the ever-popular NR3 district of Norwich. The property features an entrance hall leading to a spacious lounge/dining room with access to a private balcony, providing the perfect spot to relax and enjoy the surroundings. There is also a fitted kitchen, a generous double bedroom and a shower room. Externally, residents can enjoy well-maintained communal gardens and the convenience of a residents' car park. Further benefits include double glazing, gas central heating and the added advantage of being offered with no onward chain. Ideally positioned within easy reach of Norwich city centre, local amenities, popular cafés and excellent transport links, this attractive apartment represents an excellent opportunity for first-time buyers and investors alike. Early viewing is highly recommended.



SECOND FLOOR



While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any mis-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 operation or efficiency can be given. Made with Metaplan (02/04)

Location

The popular NR3 area of Norwich provides a good range of local amenities to include schooling, shops, supermarkets, pubs and restaurants. There are good public transport links to and from the city centre with ease of access to the Norwich Ring Road and NDR.

Accommodation Comprises

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

Entrance Hall

Doors to lounge/diner, bedroom and shower room.

Lounge/Diner 16'3" x 10'5"

Doors to balcony, radiator.

Kitchen 7'4" x 6'11"

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

Bedroom 13'2" x 8'5"

Double glazed window, radiator, built in wardrobe.

Shower Room 6'8" x 5'6"

Shower cubicle, low level WC, hand wash basin, heated towel rail.

Outside

Communal gardens and a residents car parking on first come first serve basis.

Local Authority

Norwich City Council, Tax Band A.

Tenure

Leasehold

Term: 125 years from 01 June 1985

Service Charge: £1195.88 per annum

Ground Rent: £60 per annum

Utilities

Fibre to the property.

Mains gas, water and electric.

Disclaimer

To comply with Anti-Money Laundering (AML) regulations, successful buyers must complete the required AML checks and provide proof of funds. A non-refundable fee of £60 including VAT is payable per purchaser, per transaction, including any individuals contributing or gifting funds towards the purchase. Fees are payable for up to a maximum of two purchasers, for the transaction, any additional parties checks will be covered by these fees. This fee must be paid directly to Gilson Bailey & Partners Ltd. All required checks must be completed before a memorandum of sale can be issued.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	78
(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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01603764444