



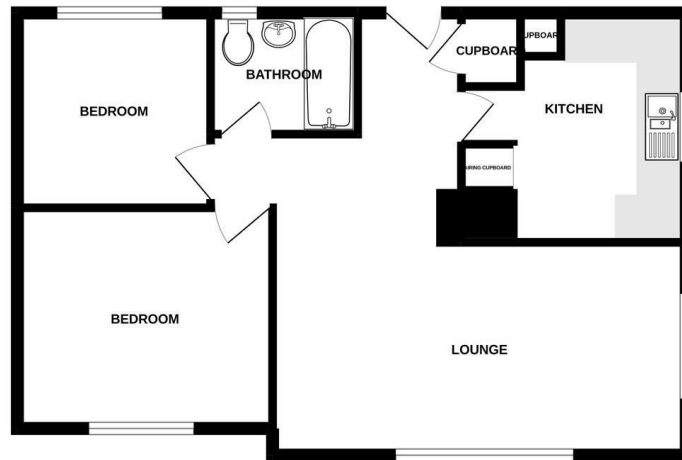
94 Watling Road | Heartsease | Norwich | NR7 9TQ

Offers In Excess Of £145,000

****NO ONWARD CHAIN**** Gilson Bailey are delighted to offer this TWO BEDROOM, FIRST FLOOR FLAT located in the popular Heartsease estate to the north/east of Norwich. Accommodation comprises entrance hall, spacious lounge/diner, kitchen, two bedrooms and a bathroom. Outside there is a brick built storage shed and communal paved gardens. The flat benefits from double glazing, storage heating and would make an excellent first time purchase or buy to let investment.



FIRST FLOOR



While 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 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 is given for their operation or efficiency over time.
Made with Metropack 12022

Location

Situated to the north-east of Norwich close by to a good selection of amenities including schooling, shops, popular local pubs and restaurants. There are regular public transport links to and from the City centre with ease of access to the Norwich Ring Road, Mousehold Heath and NDR.

Accommodation Comprises

Communal entrance with stairs to first floor. Door to:

Entrance Hall

Open access to lounge, doors to kitchen, two bedrooms and bathroom.

Lounge 19'4" x 9'6"

Double glazed window to front and side, storage heater.

Kitchen 10'4" x 7'2"

Fitted wall and base units with worktops over, sink and drainer, space for cooker, washing machine and fridge, double glazed window to front, storage cupboard.

Bedroom One 11'11" x 10'0"

Double glazed window to front, storage heater.

Bedroom Two 8'9" x 8'10"

Double glazed window to rear.

Bathroom 6'8" x 5'6"

Timber panelled bath with shower over, low level WC, hand wash basin, frosted double glazed window to rear.

Outside

Brick built storage shed and communal rear patio garden.

Tenure

Leasehold - Term 125 years from 29 September 1986. Please note service/maintenance charges are £230 per annum and ground rent is £10 per annum. For further information, please contact the office.

Local Authority


Norwich City Council, Tax Band A

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		77
(55-68) D	66	
(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.