







Flat 3 Northumberland Court Northumberland Street

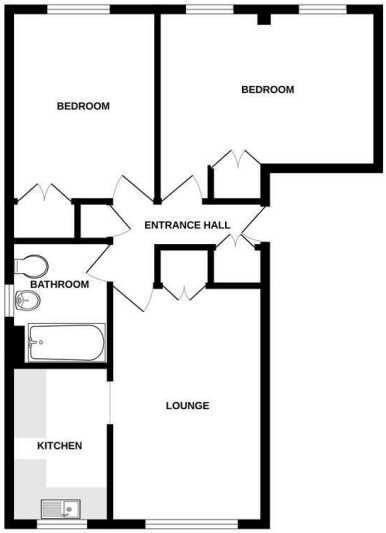
Offers In Excess Of £140,000

OFFERED WITH NO ONWARD CHAIN Gilson Bailey are delighted to offer this spacious, two bedroom first floor flat, pleasantly positioned to the west of Norwich and enjoying a peaceful woodland backdrop. Offered with the significant advantage of no onward chain, the property provides well-proportioned accommodation accessed via secure intercom entry and comprises a welcoming entrance hall, comfortable lounge, fitted kitchen, bathroom and two good-sized bedrooms. Outside, the property benefits from off-road parking to the front, while to the rear is a large communal lawned garden backing onto woodland, providing an attractive green outlook and a pleasant outside space for residents to enjoy. Further benefits include double glazing and gas heating. Combining two bedrooms, useful parking, generous communal gardens and a peaceful setting, this chain-free flat would make a fantastic first-time purchase or buy-to-let investment, so be quick to book a viewing.

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FIRST 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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Location
Northumberland Court is situated close by to many local amenities including schooling, popular local shops, pubs, restaurants and supermarkets and is within walking distance to the city centre. There is also good access to the Norwich Ring Road, University of East Anglia and the Norfolk and Norwich University Hospital.

Accommodation Comprises
Secure intercom entry with stairs to first floor. Front door to:

Entrance Hall
Doors to lounge, two bedrooms and bathroom.

Lounge 14'6" x 9'5"
Double glazed window, radiator, cupboard.

Kitchen 9'9" x 6'2"
Fitted wall and base units with worktops over, sink and drainer, space for cooker, fridge and washing machine, double glazed window.

Bedroom One 13'6" x 11'10"
Two double glazed windows, radiator, cupboard.

Bedroom Two 11'10" x 9'3"
Double glazed window, radiator, cupboard.

Bathroom 7'7" x 6'2"
Panelled bath with shower over, low level WC, hand wash basin, radiator, frosted double glazed window.

Outside
Off road parking to the front and a large, lawned communal garden to the rear.

Local Authority
Norwich City Council, Tax Band A.

Tenure
Leasehold
Term: Beginning on and including 24 June 1984 ending on and including 23 June 2113.
Service Charge: £650 per annum
Ground Rent: £250 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.

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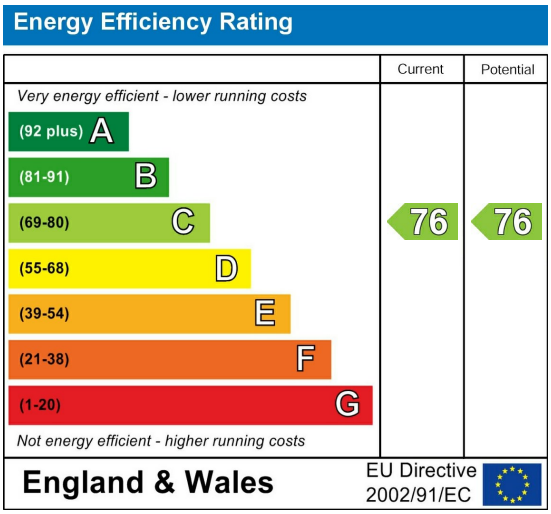
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Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and as so cannot verify that they are in working order or fit for their purpose. Gilson Bailey cannot guarantee the accuracy of the information provided. This is provided as a guide to the property and an inspection of the property is recommended.