



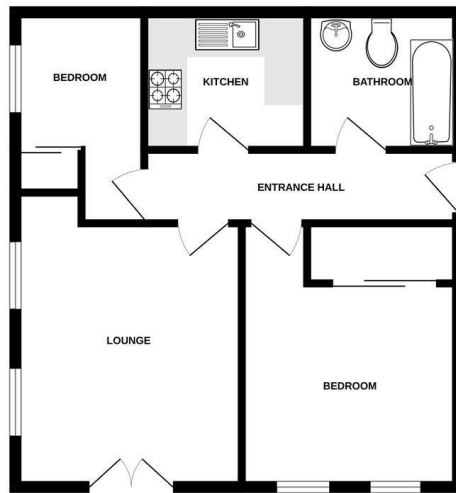
9 Bittern Road | Costessey | Norwich | NR8 5FL

£120,000

****OFFERED WITH NO ONWARD CHAIN AND NO GROUND RENT**** Gilson Bailey are delighted to offer this beautifully presented, two bedroom first floor flat, ideally positioned within the sought-after Queens Hill development and offered with the added advantage of no onward chain. Providing bright, well-planned accommodation that is ready to move straight into and enjoy, the property is accessed via secure intercom entry and comprises a welcoming entrance hall, spacious lounge, fitted kitchen, two well-proportioned bedrooms and a bathroom. Outside, the property benefits from its own allocated off-road parking space, along with additional visitors' parking, adding further convenience for residents and guests. Further benefits include double glazing and gas heating. Combining excellent presentation, practical accommodation, parking and a popular Queens Hill location, this appealing chain-free flat would make a fantastic first-time purchase, so be quick to book a viewing.



FIRST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, distances, rooms and any other facts are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for illustrative purposes only and should be used on such its only prospective purchase. The services, systems and equipment shown here are not intended and no guarantee is given to their availability or efficiency can be given. Made with Metaphor 02/2019

Location

This sought after development is situated west of the Cathedral City centre of Norwich on the outskirts of Costessey, you are within easy reach of a good selection of amenities including primary schools, supermarkets, various retail outlets at the Longwater Retail Park and also excellent public transport from Queens Hills in and out of Norwich City centre with ease of access onto the A47 southern bypass.

Accommodation Comprises

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

Entrance Hall

Doors to lounge, kitchen, two bedrooms and bathroom.

Lounge 13'0" x 11'1"

Doors to Juliet balcony, two double glazed windows, radiator.

Kitchen 8'0" x 6'9"

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

Bedroom One 11'6" x 10'6"

Two double glazed windows, radiator, fitted wardrobe.

Bedroom Two 10'4" x 6'4"

Double glazed window, radiator, fitted wardrobe.

Bathroom 6'10" x 6'9"

Panelled bath with shower over, low level WC, hand wash basin, radiator.

Outside

One off road parking space and visitors parking.

Local Authority

South Norfolk Council, Tax Band A.

Tenure

Leasehold

Term: 215 years from 1 January 2008 - 197 years remaining

Service Charge: £1800 per annum

Ground Rent: Peppercorn

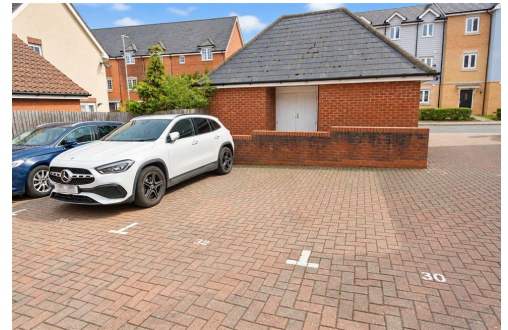
Utilities

Fibre to the cabinet.

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	82	82
(69-80) C		
(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

South Norfolk 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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