



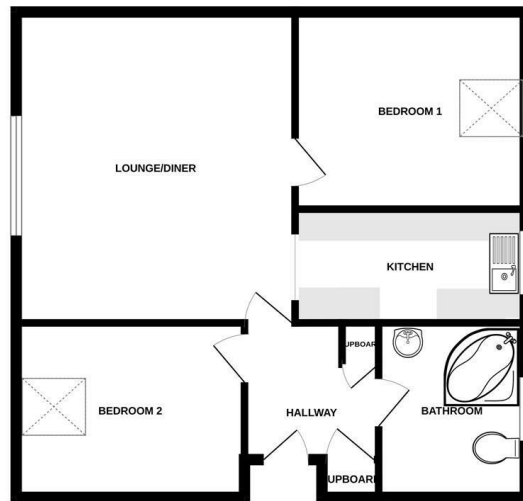
## 6 Tanners Court | | Norwich | NR3 3HB

### Offers In Excess Of £160,000

**\*\* STUNNING APARTMENT IN A PEACEFUL LOCATION OVERLOOKING THE RIVER \*\*** Gilson Bailey are delighted to offer this WELL PRESENTED, TWO BEDROOM, THIRD FLOOR APARTMENT situated in a quiet location by the river to the north of the city. Accommodation comprising entrance hall, OPEN PLAN LOUNGE/DINER, kitchen, TWO BEDROOMS and a bathroom. Outside there is ONE OFF ROAD PARKING SPACE and wonderful maintained communal gardens offering BEAUTIFUL RIVER VIEWS AND WALKS. The apartment benefits from double glazing, gas heating and is OFFERED WITH NO ONWARD CHAIN.



## GROUND FLOOR



While every attempt has been made to ensure the accuracy of the description contained here, measurements of floor, window, walls and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, fixtures and appliances shown here are not intended and no guarantee as to their availability or efficiency can be given.  
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### 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

Stairs to Third Floor

### Entrance Hall

Doors to lounge/diner, bedroom and bathroom, radiator.

### Lounge/Diner 16'4" x 12'9"

Double glazed window, radiator, doors to Bedroom One and Kitchen.

### Kitchen 10'0" x 7'0"

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

### Bedroom One 10'4" x 9'1"

Double glazed window, radiator, built in wardrobe.

### Bedroom Two 10'4" x 9'1"

Double glazed window, radiator, built in wardrobe.

### Bathroom

Panelled bath with shower over, low level WC, hand wash basin, heated towel rail, radiator, double glazed window.

### Outside

Single garage en bloc, beautifully maintained lawned gardens with lovely river views and walks.

### Tenure

Leasehold

Term: 99 years from 01 January 1982

Service Charge: £277 per quarter


Ground Rent: £200 per quarter

### Local Authority

### 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>70</b>	<b>76</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**Local Authority**

Norwich City Council - Tax Band B

**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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