7 Southalls Way I I Norwich I NR3 4SA

Guide Price £140,000

GUIDE PRICE £140,000 - £150,000 OFFERED WITH NO ONWARD CHAIN
Gilson Bailey are delighted to offer this smartly presented, two bedroom first floor flat, ideally positioned within the highly sought-after NR3 area of Norwich and within walking distance of the City Centre. Offered with the significant advantage of no onward chain, the property provides spacious and well-planned accommodation accessed via a secure intercom entry, with a private entrance hall leading to a generous lounge/diner, fitted kitchen, bathroom and two well-proportioned bedrooms, with bedroom one enjoying the added benefit of its own en-suite shower room. Outside, the property benefits from the increasingly valuable advantage of its own off-road parking space, providing added convenience so close to the City Centre. Further benefits include double glazing and gas heating. Combining two bedrooms, two bath/shower rooms, private parking and an excellent NR3 location within easy reach of central Norwich, this attractive chain-free flat would make a fantastic first-time purchase, so be quick to book a viewing.

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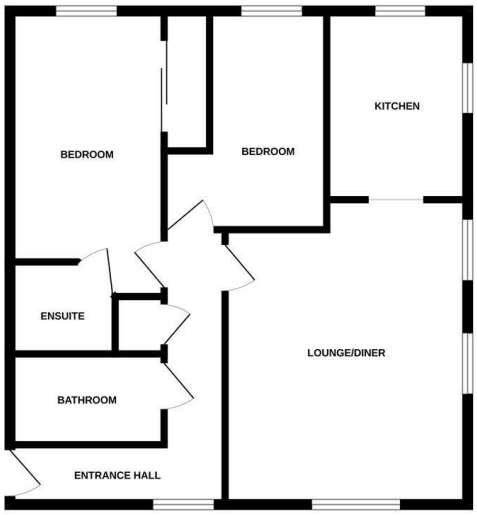
Head Office 32 Prince of Wales Rd,
Norfolk NR1 1LG
01603764444 | sales@gilsonbailey.co.uk

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

Entrance Hall
Doors to lounge/diner, two bedrooms and bathroom.

Lounge/Diner 14'5" x 13'1"
Three double glazed windows, two radiators.

Kitchen 10'2" x 7'8"
Fitted wall and base units with worktops over, sink and drainer, fitted hob and oven, space for fridge/freezer, washing machine and dishwasher, two double glazed windows.

Bedroom One 13'6" x 8'3"
Double glazed window, radiator, built in wardrobe.

En-Suite 5'10" x 5'1"
Shower cubicle, low level WC, hand wash basin, radiator.

Bedroom Two 11'10" x 8'10"
Double glazed window, radiator.

Bathroom 8'3" x 4'11"
Panelled bath, low level WC, hand wash basin, radiator.

Outside
One off road parking space.

Local Authority
Norwich City Council, Tax Band B.

Tenure
Leasehold - Term 125 years from 1 January 2007. Please note ground rent is £389.32 per annum and service/maintenance charges are £2010.92 per annum. For further information, please contact the office.

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.

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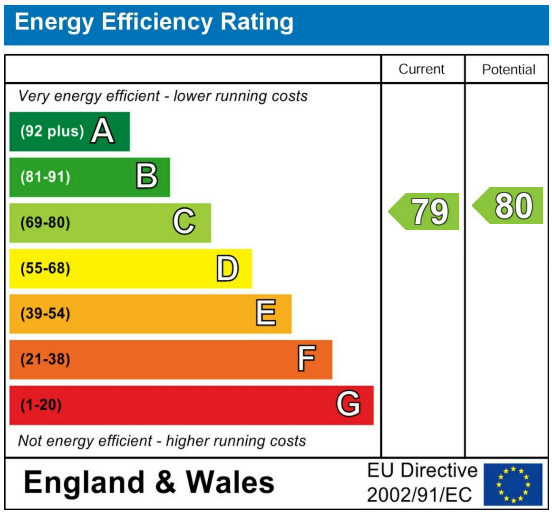

Local Authority

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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