







4 Nicholas Court I I Norwich I NR3 1EU

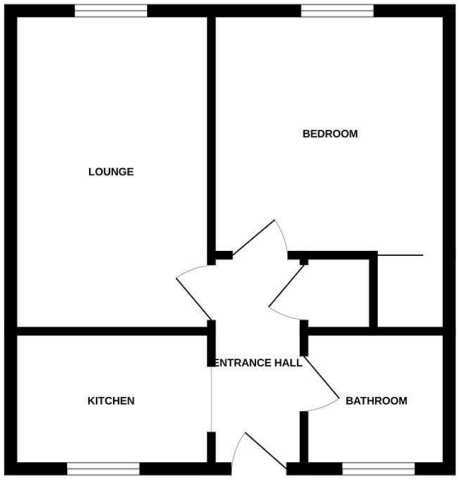
Offers In Excess Of £115,000

RENOVATED FLAT WITH OFF ROAD PARKING Gilson Bailey are delighted to offer this beautifully renovated and stylishly presented, one bedroom first floor flat, ideally positioned within the highly sought-after NR3 area of Norwich and offered with the significant advantage of no onward chain. Having undergone recent improvements, including new carpets, a modern fitted kitchen and contemporary bathroom, this attractive property offers comfortable and well-planned accommodation that is ready for its new owner to move straight into and enjoy. The accommodation comprises a welcoming entrance hall, bright and inviting lounge, modern kitchen, generously sized bedroom and stylish bathroom. Outside, the property benefits from the increasingly valuable advantage of one off-road parking space to the rear, providing added convenience. Further benefits include double glazing, gas heating and a long lease, making this an appealing and practical purchase. Combining recent renovation, excellent presentation, private parking and a desirable NR3 location, this fantastic chain-free flat would make an ideal first-time purchase or excellent buy-to-let investment, so be quick to book a viewing.

gilsonbailey

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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
Nicholas Court is situated close by to many local amenities including schooling, popular local shops, parks, pubs, restaurants and supermarkets and has great public transport links to and from the City centre . There is ease of access to the Norwich Ring Road, Norwich International Airport and the NDR.

Accommodation Comprises
Front door to:

Entrance Hall
Doors to lounge, kitchen, bedroom and bathroom.

Lounge 13'3" x 9'1"
Double glazed window, radiator.

Kitchen 7'10" x 6'5"
Fitted wall and base units with worktops over, sink and drainer, fitted hob and oven, fridge and washing machine, double glazed window.

Bedroom 11'1" x 7'9"
Double glazed window, radiator, built in wardrobe.

Bathroom 6'6" x 6'0"
Panelled bath, low level WC, hand wash basin, radiator, frosted double glazed window.

Outside
Off road parking space to the rear.

Local Authority
Norwich City Council, Tax Band A.

Tenure
Leasehold – 999 years beginning on 1 February 2013. Please note service/maintenance charges are £1147 per annum and ground rent is N/A. For further information, please contact the office.

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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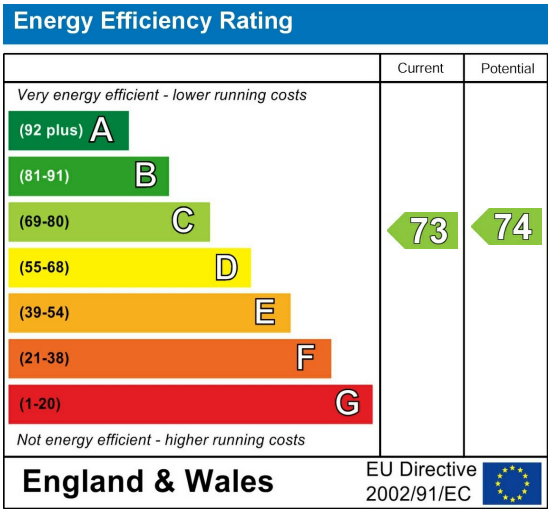












Local Authority

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.