6 Whitworth Court I I Norwich I NR6 6GN

Guide Price £130,000

GUIDE PRICE £130,000 - £140,000 OFFERED WITH NO ONWARD CHAIN
Gilson Bailey are delighted to offer this two bedroom second floor apartment, ideally situated within a popular residential development in the highly sought-after suburb of Old Catton. The property comprises a secure intercom entry system, private entrance hall, generous lounge, fitted kitchen, two bedrooms and a bathroom. Outside, the apartment benefits from an allocated off-road parking space and well-maintained communal grounds, creating an attractive and convenient setting. Further benefits include double glazing, gas central heating and the added advantage of being offered with no onward chain, making it an ideal purchase for those looking to move quickly. Whether you're a first-time buyer searching for your perfect home or an investor looking for a fantastic buy-to-let opportunity, this superb apartment ticks all the boxes, so be quick to book a viewing.

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Norfolk NR1 1LG
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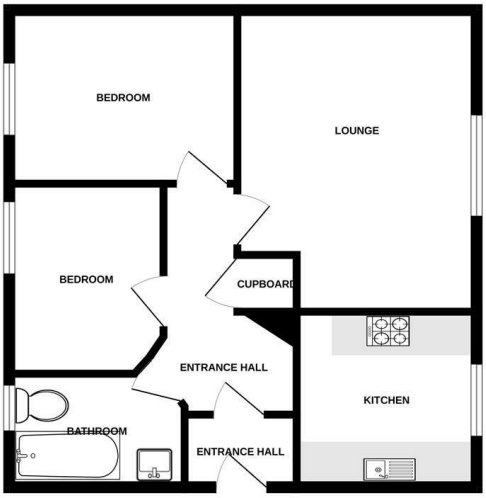
SECOND FLOOR



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
Old Catton is located to the North of Norwich close by to many local amenities including schooling, parks, convenient shops, Morrison's supermarket, local pubs and restaurants. There is ease of access to Norwich ring road and NDR with regular public transport links to and from the city centre.

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

Entrance Hall
Doors to lounge, kitchen, two bedrooms and bathroom.

Lounge 15'0" x 11'1"
Double glazed window, two radiators.

Kitchen 8'10" x 8'9"
Fitted wall and base units with worktops over, sink and drainer, fitted hob and oven, space for fridge/freezer and washing machine, double glazed window, radiator.

Bedroom One 11'5" x 8'9"
Double glazed window, radiator.

Bedroom Two 9'5" x 7'8"
Double glazed window, radiator.

Bathroom 8'11" x 5'2"
Panelled bath with shower over, low level WC, hand wash basin, radiator, frosted double glazed window.

Outside
One off road parking space and communal gardens.

Local Authority
Norwich City Council, Tax Band B.

Tenure
Leasehold – Term 150 years less one day from 1 October 2001. Please note ground rent is £221.76 per annum and service/maintenance charges are £1301.30 per annum. 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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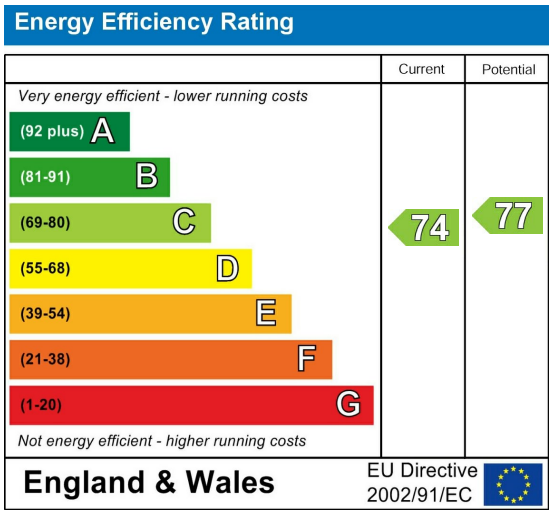

Local Authority

Norwich City Council, Tax Band 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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