



## 5 Coachmans Court School Lane | Sprowston

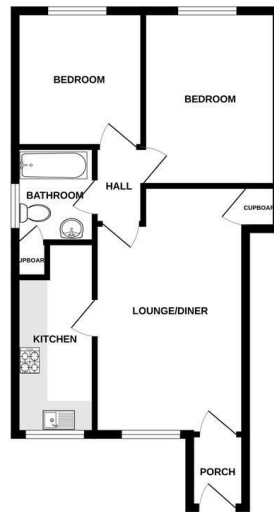
Leamington | NDE7 9GZ

**Guide Price £155,000**

**\*\*GUIDE PRICE £155,000 - £160,000 GROUND FLOOR FLAT WITH OFF ROAD PARKING\*\*** Gilson Bailey are delighted to offer this well-presented, two bedroom ground floor flat, pleasantly tucked away in a peaceful position within the highly sought-after suburb of Sprowston. Offering comfortable and well-proportioned accommodation all on one level, this appealing property presents a fantastic opportunity for first-time buyers looking for a home in a desirable and convenient location. The accommodation comprises a welcoming entrance porch leading into a spacious lounge/diner, providing an excellent space for relaxing and entertaining, alongside a fitted kitchen, two good-sized bedrooms and a bathroom. Outside, the property benefits from well-maintained communal gardens, offering pleasant green surroundings for residents to enjoy, together with the valuable advantage of one off-road parking space and additional visitor parking. Further benefits include double glazing, gas heating and an impressive 999-year lease, providing additional appeal for prospective purchasers. Combining ground floor living, generous accommodation, attractive communal grounds, private parking and a quiet Sprowston setting, this lovely flat would make a fantastic first-time purchase, so be quick to book a viewing.



GROUND FLOOR



NOT TO SCALE

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of areas, volumes, masses and any other items are approximate and no responsibility is taken for any error or omission in this information. This plan is for illustrative purposes only and should be used as a guide to the general layout of the property. The services, systems and appliances shown have not been tested and are provided as they are. No liability is accepted for any loss or damage. Made with Metaphor 12/15/25

## Location

This desirable suburb lies to the north-east of Norwich and offers a good selection of amenities to include schooling for all ages, local doctors surgery, popular shops, supermarkets, pubs and restaurants. There is excellent public transport links to and from the City centre including the Sprowston Park & Ride service. There is ease of access to the Norwich Ring Road, NDR and Norfolk Broads.

## Accommodation Comprises

Front door to:

### Entrance Porch

Door to:

### Lounge/Diner 16'9" x 10'2"

Double glazed window, radiator.

### Kitchen 12'9" x 5'5"

Fitted wall and base units with worktops over, sink and drainer, fitted hob and oven, space for fridge and washing machine, double glazed window, radiator.

### Bedroom One 11'11" x 9'0"

Double glazed window, radiator.

### Bedroom Two 9'1" x 8'6"

Double glazed window, radiator.

### Bathroom 6'5" x 5'5"

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

## Outside

Communal gardens and one off road parking space.

## Local Authority

Broadland District Council, Tax Band A.

## Tenure

Leasehold

Term: 999 years from 1 December 1985

Service Charge and Ground Rent: £880.94 per annum.

## 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.



### 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>72</b>                  | <b>78</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<br>2002/91/EC |  |

### Local Authority

Broadland District 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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