



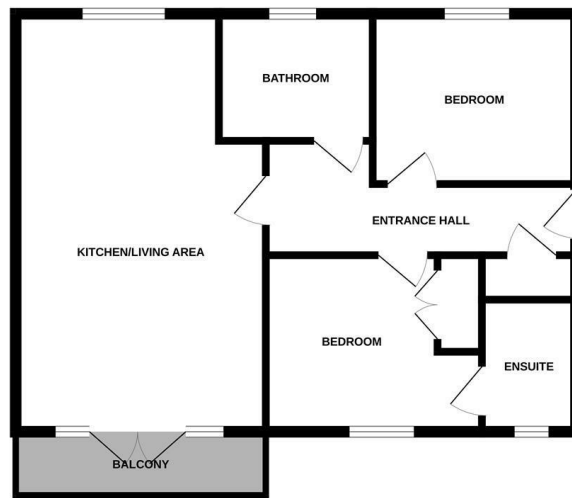
146 Fairway | Costessey | Norwich | NR8 5GB

Offers In Excess Of £160,000

****MODERN APARTMENT WITH NO ONWARD CHAIN, COMMUNAL GARDEN AND OFF ROAD PARKING**** Gilson Bailey are delighted to offer this stunning two-bedroom first-floor apartment, superbly situated on the highly sought-after Queens Hills development. Beautifully presented throughout and ready to move straight into, this stylish home offers contemporary accommodation comprising secure intercom entry, a private entrance hall, a spacious open-plan kitchen/living area with a balcony perfect for modern living and entertaining, a bathroom, and two well-proportioned bedrooms, with the principal bedroom benefiting from an en-suite shower room. Externally, the property enjoys the convenience of an allocated off-road parking space along with attractive communal gardens to the rear. Further benefits include double glazing, gas central heating, and the added advantage of being offered with no onward chain. Combining comfort, convenience and modern living in a popular residential location, this fantastic apartment would make an ideal first-time purchase, investment, or lock-up-and-leave home. Early viewing is highly recommended to fully appreciate all that this exceptional property has to offer.



FIRST FLOOR



We have every attempt to ensure the accuracy of the description contained here, measurements of plots, sections, rooms and any other data 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, systems and equipment shown have not been tested and no guarantee as to their operation or efficiency can be given. Made with Metaphor 12/2016

Location

This sought after development is situated west of the Cathedral City centre of Norwich on the outskirts of Costessey, you are within easy reach of a good selection of amenities including primary schools, supermarkets, various retail outlets at the Longwater Retail Park and also excellent public transport from Queens Hills in and out of Norwich City centre with ease of access onto the A47 southern bypass.

Accommodation Comprises

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

Entrance Hall

Doors to kitchen/living area, two bedrooms and bathroom.

Kitchen/Living Area 21'4" x 12'8"

Fitted wall and base units with worktops over, sink and drainer, fitted hob and oven, integrated fridge/freezer, washing machine and dishwasher, double glazed window, radiator, door to balcony.

Bedroom One 9'11" x 9'1"

Double glazed window, radiator, built in wardrobe.

En-Suite 6'9" x 4'10"

Shower cubicle, low level WC, hand wash basin, radiator, frosted double glazed window.

Bedroom Two 9'11" x 8'2"

Double glazed window, radiator.

Bathroom 7'4" x 6'1"

Panelled bath, low level WC, hand wash basin, radiator, frosted double glazed window.

Outside

One off road parking space and communal gardens to the rear.

Local Authority

South Norfolk District Council, Tax Band B.

Tenure

Leasehold – Term 125 years commencing on and including 1 January 2014. Please note ground rent is £357.45 per annum and service/maintenance charges £2018.28 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.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	80	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Local Authority

South Norfolk District 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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