







41 Ashbourne Tower | Heartsease | Norwich | NR7 9TJ

Guide Price £85,000

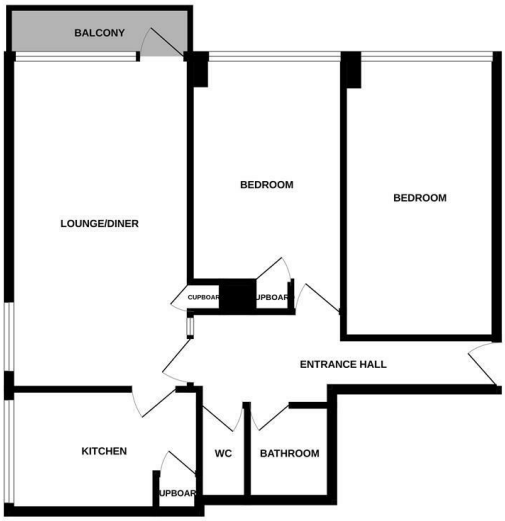
GUIDE PRICE £85,000-£95,000 CASH BUYERS ONLY WITH SOME OF THE BEST VIEWS IN NORWICH** Gilson Bailey are delighted to offer this SPACIOUS, TWO BEDROOM, TOP FLOOR FLAT situated on the edge of the Heartsease estate to the north/east of Norwich. Accommodation comprising secure intercom entry, private entrance hall, lounge/diner with door to the balcony, kitchen, TWO BEDROOMS, bathroom and WC. The flat benefits from double glazing, gas heating, FAR REACHING VIEWS ACROSS NORWICH and is OFFERED WITH NO ONWARD CHAIN. The property would make an excellent first time purchase or buy-to-let investment so be quick to book a viewing.

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GROUND 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
Situated to the north-east of Norwich close by to a good selection of amenities including schooling, shops, popular local pubs and restaurants. There are regular public transport links to and from the City centre with ease of access to the Norwich Ring Road, Mousehold Heath and NDR.

Accommodation Comprises
Secure intercom entry with stairs and lift to tenth floor. Front door to:

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

Lounge/Diner 18'11" x 10'1"
Two double glazed windows, radiator, door to balcony.

Kitchen 10'10" x 7'0"
Fitted wall and base units with worktops over, sink and drainer, space for cooker, fridge/freezer and washing machine, double glazed window.

Bedroom One 14'7" x 8'5"
Double glazed window, radiator, built in cupboard.

Bedroom Two 15'8" x 8'5"
Double glazed window, radiator.

Bathroom 5'5" x 4'9"
Panelled bath, hand wash basin, radiator.

WC
Low level WC.

Local Authority
Norwich City Council, Tax Band A.

Tenure
Leasehold – 125 years from 10 February 2003. Please note ground rent and service/maintenance charges are £300 per quarter. For further information, please contact the office.

Utilities
Gfast broadband available.
Mains water and electric.

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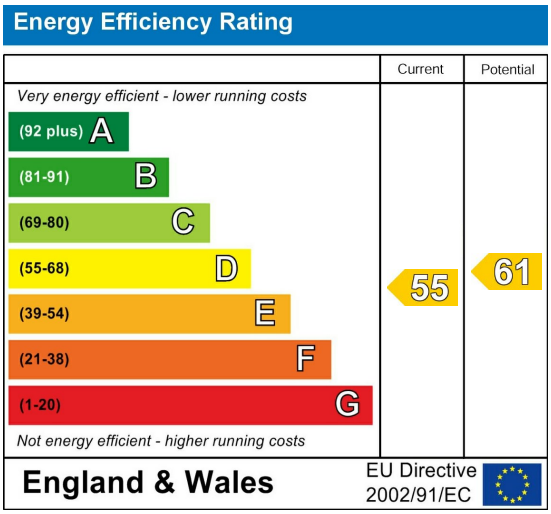












Local Authority

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.