

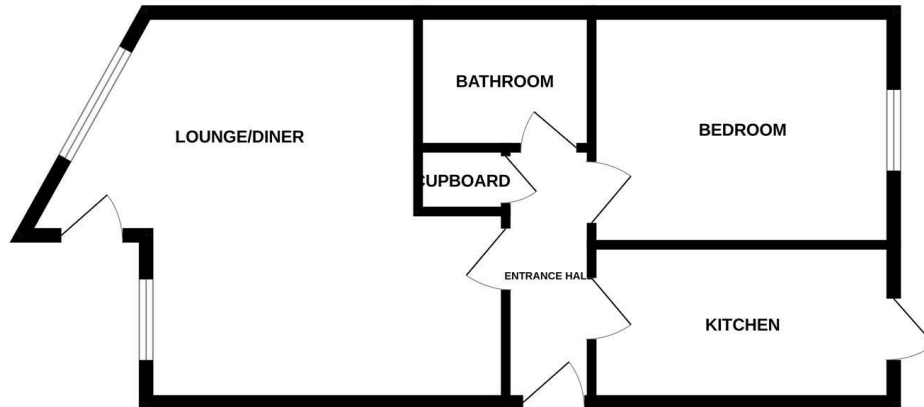
## Flat 9 Dalymond Court Edward Street | | Norwich NR3 7EH

**Guide Price £155,000**

**\*\*GUIDE PRICE £155,000 - £165,000\*\*** Gilson Bailey are delighted to offer this WELL PRESENTED, ONE BEDROOM, GROUND FLOOR FLAT located in the popular NR3 area of Norwich within WALKING DISTANCE TO THE CITY CENTRE. Accommodation comprising Entrance Hall, open plan Lounge/Diner, Bedroom and a Bathroom. The flat benefits from double glazing, gas heating, COURTYARD GARDEN and is OFFERED WITH NO ONWARD CHAIN. The property would make an excellent first time or Buy to Let purchase so be quick to book a viewing.



## 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

The popular NR3 area of Norwich provides a good range of local amenities to include schooling, shops, supermarkets, pubs and restaurants. There are good public transport links to and from the city centre with ease of access to the Norwich Ring Road and NDR.

### Leasehold

Term: 125 years from 24 March 2014

Service Charge: £1350pa

Ground Rent: £150pa

### Accommodation Comprises

Door to

### Communal Entrance Hall

Door to

### Entrance Hall

Doors to Lounge/Diner, Kitchen, Bathroom, Cupboard.

### Lounge/Diner 16'3" x 14'6" plus recess

Two double glazed windows, two radiators, Door to front.

### Kitchen 12'7" x 6'5"

Wall and base units, single sink, fitted oven and hob, integral fridge/freezer, space for washing machine, double glazed door to courtyard.

### Bedroom 12'3" x 9'5"

Double glazed window, radiator.

### Bathroom

Low level WC, hand wash basin, bath with shower over, radiator.

### Outside

Courtyard garden

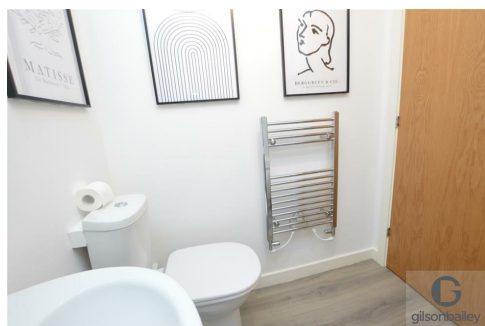
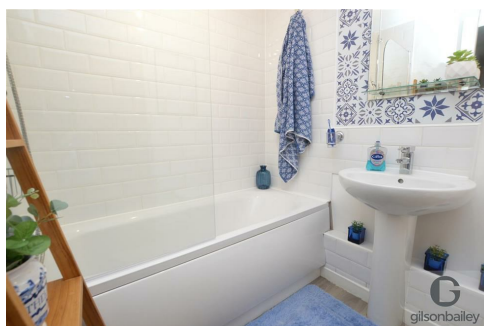
### Local Authority

Norwich City Council - Tax Band B


### Tenure

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01603764444





### 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>79</b>	<b>79</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 2002/91/EC	

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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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