



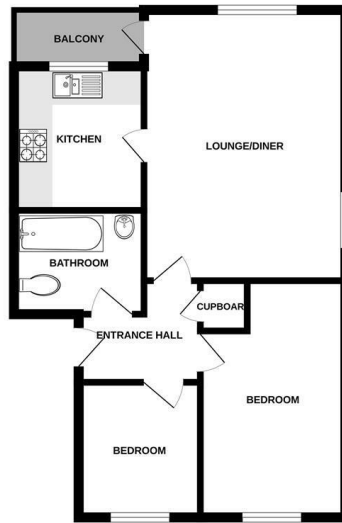
14 Scott Road | | Norwich | NR1 1YR

Offers In Excess Of £150,000

****OFFERED WITH NO ONWARD CHAIN**** Gilson Bailey are delighted to offer this well-presented two-bedroom second-floor apartment, ideally situated within the popular Thorpe Park development and perfectly positioned within walking distance of Norwich city centre and the train station. Offering a fantastic combination of convenience, comfort and low-maintenance living, this attractive property is ideal for first-time buyers, professionals and investors alike. The accommodation comprises secure intercom entry, a private entrance hall, a bright and spacious lounge/dining room with access to a private balcony, a fitted kitchen, two well-proportioned bedrooms and a bathroom. Externally, the property benefits from an allocated parking space and access to well-maintained communal grounds, providing pleasant surroundings for residents to enjoy. Further benefits include double glazing, gas central heating, bike shed and the added advantage of being offered with no onward chain. With excellent transport links, local amenities and Norwich's vibrant city centre all within easy reach, this superb apartment represents an excellent opportunity for those seeking a well-located home or investment property. Early viewing is highly recommended.



SECOND FLOOR



Whilst every attempt has been made to ensure the accuracy of the description contained herein, measurements of areas, volumes, heights and any other details 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, fixtures and appliances shown here are not intended and no guarantee as to their operation or efficiency can be given. Made with Metaplan 12/03/08

Location

Scott Road is situated close by to many local amenities including schooling, popular pubs, restaurants, Riverside Development and is within walking distance to the City Centre. There is ease of access to the Norwich Ring Road and A47 southern bypass.

Accommodation Comprises

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

Entrance Hall

Doors to lounge/diner, two bedrooms and bathroom.

Lounge/Diner 16'0" x 11'8"

Two double glazed windows, radiator.

Kitchen 7'8" x 7'8"

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, boiler.

Bedroom One 13'8" x 8'7"

Double glazed window, radiator.

Bedroom Two 8'0" x 7'1"

Double glazed window, radiator.

Bathroom 7'8" x 5'8"

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

Outside

One allocated parking space and well maintained communal gardens.

Local Authority

Norwich City Council, Tax Band B.

Tenure

Leasehold - Term 125 years from 24 June 1988. Please note ground rent is N/A and service charge is £1104 per annum. For further information, please contact the office.

Utilities

Cable broadband.

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	74	74
(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

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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