



20 Finch Close | | Norwich | NR7 9DX

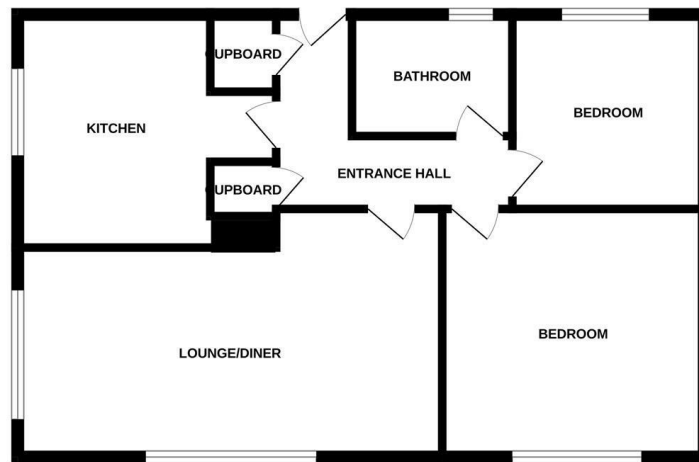
£120,000

GUIDE PRICE: £120,000 - £130,000 ****EXCELLENT FIRST TIME PURCHASE****

Gilson Bailey are delighted to offer this spacious two-bedroom, first-floor apartment, ideally situated on the popular Heartsease estate to the north-east of Norwich. Offering generous and well-proportioned accommodation throughout, the property comprises a communal entrance, welcoming entrance hall, a bright and spacious lounge/diner, fitted kitchen, two comfortable bedrooms and a bathroom. Externally, residents can enjoy well-maintained communal gardens along with the added benefit of a brick-built storage shed. Further features include double glazing and gas-fired central heating. With its excellent location close to local amenities, schools and transport links, this fantastic property would make an ideal first-time purchase or a superb buy-to-let investment, and an early viewing is highly recommended.



FIRST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. The 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 is given as to their operability or efficiency over time.
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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

Communal entrance with stairs to first floor. Front door to:

Entrance Hall

Doors to lounge/diner, kitchen, two bedrooms and bathroom.

Lounge/Diner 19'4" x 11'5"

Two double glazed windows, radiator.

Kitchen 10'5" x 10'1"

Fitted wall and base units with worktops over, sink and drainer, space for cooker, fridge/freezer and washing machine, double glazed window.

Bedroom One 11'10" x 10'0"

Double glazed window, radiator.

Bedroom Two 8'10" x 8'9"

Double glazed window, radiator.

Bathroom 6'9" x 5'6"

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

Outside

Communal lawned gardens and a brick built storage shed.

Local Authority

Norwich City Council, Tax Band A.

Tenure

Leasehold - 125 years from 15 August 2005

Service Charge £333.25 per annum

Ground Rent £10 per annum

Utilities

Fibre to the cabinet.

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		
(55-68) D	67	74
(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 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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