



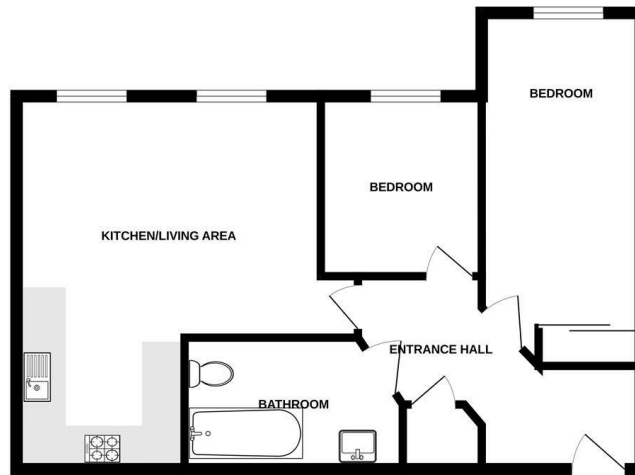
12 Cordwainer Close | Sprowston | Norwich | NR7 8GT

Offers In Excess Of £175,000

****STUNNING FIRST FLOOR APARTMENT WITH TWO OFF ROAD PARKING SPACES**** Gilson Bailey are delighted to offer this beautifully presented and generously proportioned, two bedroom first floor apartment, ideally positioned within the highly sought-after suburb of Sprowston and presented in excellent condition throughout. Offering stylish and well-planned accommodation, this attractive property provides a fantastic opportunity for first-time buyers looking for a home ready to move straight into and enjoy. Accessed via secure intercom entry, the apartment comprises a welcoming private entrance hall leading into a spacious open-plan kitchen/living area, creating a wonderful sociable space for cooking, dining, relaxing and entertaining. There are also two well-proportioned bedrooms and a modern fitted bathroom, providing comfortable and practical accommodation. Outside, residents can enjoy beautifully maintained communal gardens, offering pleasant green surroundings, while the property benefits from the considerable advantage of two off-road parking spaces, a particularly desirable feature for apartment living. Further benefits include double glazing and gas heating. Combining generous living space, excellent presentation, modern interiors, attractive communal grounds and two parking spaces in a desirable Sprowston location, this impressive apartment would make a fantastic first-time purchase, so be quick to book a viewing.



FIRST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs 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 operation or efficiency can be given. Plans with Metreplan (0500)

Location

This desirable suburb lies to the north-east of Norwich and offers a good selection of amenities to include schooling for all ages, local doctors surgery, popular shops, supermarkets, pubs and restaurants. There is excellent public transport links to and from the City centre including the Sprowston Park & Ride service. There is ease of access to the Norwich Ring Road, NDR and Norfolk Broads.

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 17'6" x 14'4"

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

Bedroom One 16'8" x 8'2"

Double glazed window, radiator, built in wardrobe.

Bedroom Two 8'5" x 7'6"

Double glazed window, radiator.

Bathroom

Panelled bath with shower over, low level WC, hand wash basin, heated towel rail.

Outside

Well maintained communal garden and two off road parking spaces.

Local Authority

Broadland District Council, Tax Band B.

Tenure

Leasehold

Term: 125 years from 1 January 2016

Service Charge: £1600 per annum

Ground Rent: £236 per annum

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	84	84
(69-80) C		
(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

Broadland 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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