



15 Defiant Road | Old Catton | Norwich | NR6 6HH

£170,000

****GUIDE PRICE £170,000-£180,000**INCREDIBLY SPACIOUS TOP FLOOR FLAT WITH ALLOCATED OFF ROAD PARKING**** Gilson Bailey are delighted to offer this spacious and beautifully presented two-bedroom second-floor apartment, superbly situated within the highly sought-after suburb of Old Catton. Offering generous living accommodation and immaculate condition throughout, this impressive home features secure intercom entry, a private entrance hall, a bright and airy lounge/diner perfect for relaxing or entertaining, and a modern fitted kitchen enjoying lovely views over the attractive communal gardens. There are also two well-proportioned bedrooms and a stylish contemporary bathroom. Outside, residents can enjoy the beautifully maintained communal grounds along with the added benefit of an allocated parking space. Further benefits include double glazing and gas central heating, making this an ideal turnkey property for first-time buyers, professionals or buy-to-let investors alike. Early viewing is highly recommended to fully appreciate the space, presentation and fantastic location on offer.



SECOND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of areas, volumes, floors 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 for any prospective purchaser. The layout, fixtures and appliances shown here are not intended and no guarantee as to their operation or efficiency can be given. Made with Metaplan 12/03/04

Location

Old Catton is located to the North of Norwich close by to many local amenities including schooling, parks, convenient shops, Morrison's supermarket, local pubs and restaurants. There is ease of access to Norwich ring road and NDR with regular public transport links to and from the city centre.

Accommodation Comprises

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

Entrance Hall

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

Lounge/Diner 17'8" x 13'5"

Four double glazed windows, two radiators.

Kitchen 11'3" x 9'2"

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 14'1" x 9'5"

Two double glazed windows, radiator, built in wardrobe.

Bedroom Two 14'1" x 7'10"

Double glazed window, radiator, built in wardrobe.

Bathroom 8'6" x 7'4"

Panelled bath, shower cubicle, low level WC, hand wash basin, heated towel rail, frosted double glazed window.

Outside

Communal gardens and one off road parking space.

Local Authority

Norwich City Council, Tax Band B.

Tenure

Leasehold - Term 125 years from 1 June 2003. Please note ground rent is £100 per annum and service/maintenance charges are £1487.70 per annum. For further information, please contact the office.

Utilities

Superfast fibre broadband available.
Mains 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	77	77
(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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