



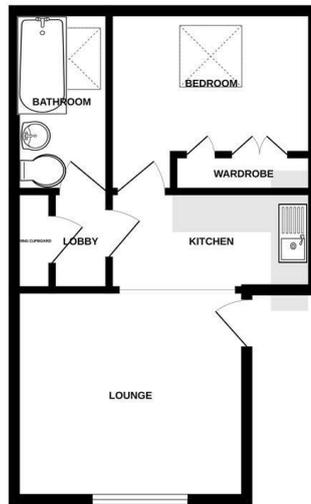
Christopher Court Malbrook Road | | Norwich | NR5

Offers In Excess Of £100,000

****CLOSE PROXIMITY TO THE UEA **** Gilson Bailey are delighted to offer this **SECOND FLOOR, ONE BEDROOM FLAT** situated to the west of Norwich. Accommodation comprising communal entrance, stairs to second floor, **OPEN PLAN KITCHEN/LIVING AREA**, bedroom and bathroom. Outside there is a residents car park providing off road parking. The flat benefits from gas heating. An ideal choice for first-time buyers or buy-to-let investment, early viewing is strongly advised to avoid missing out on this fantastic opportunity!



GROUND FLOOR



Whilst every effort has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items 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 purchase. The services, fixtures and appliances shown here are not to be taken as a guarantee as to their operation or efficiency and no liability is accepted.

Location

Providing good access to and from the City centre with ease of access to both the University of East Anglia and Norfolk and Norwich University Hospital. Local amenities include schooling, popular local shops, supermarkets, pubs and restaurants.

Accommodation Comprises

Door to

Lounge 11'3" x 12'4"

UPVC window, radiator, door to lobby and open plan to

Kitchen 5'3" x 9'10"

Wall and base units, single sink, fitted oven and hob, space for washing machine and fridge freezer.

Lobby

Doors to airing cupboard and bathroom.

Bedroom

Radiator, built in wardrobe and velux window.

Bathroom

Three piece suite, Low Level WC, hand wash basin, bath and velux window.

Outside

Communal parking.

Local Authority

Norwich City Council - Tax Band A

Tenure

Leasehold

Term: 149 years from 01 August 1980.

Service Charge: £700pa

Ground Rent: £500pa

Utilities

Ultrafast Broadband Available.

Mains, gas, water and electricity.



Local Authority

Norwich City Council - Tax Band A

Tenure

Leasehold

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	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	

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.