



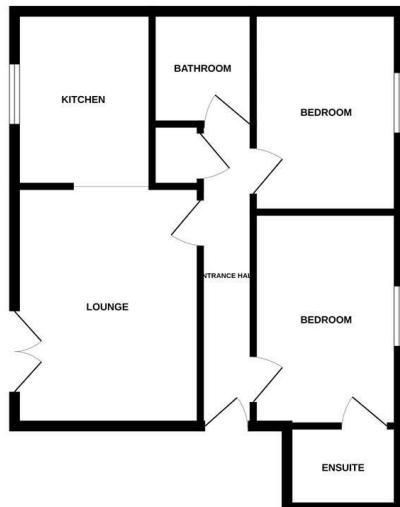
## 6 Bourges Court | Sprowston | Norwich | NR7 8CH

**£175,000**

**\*\*MODERN APARTMENT WITH OFF ROAD PARKING\*\*** Gilson Bailey are delighted to offer this well-presented, modern two-bedroom first-floor apartment, ideally located within the highly sought-after suburb of Sprowston. The accommodation comprises a welcoming entrance hall, bright lounge, well-appointed kitchen, bathroom and two bedrooms, with the principal bedroom benefiting from an en-suite shower room. Externally, the property enjoys the advantage of two off-road tandem parking spaces. Further benefits include double glazing, gas central heating and excellent condition throughout, making this an ideal first-time purchase or buy-to-let investment—early viewing is strongly recommended.



## FIRST FLOOR



Whilst every effort has been made to ensure the accuracy of the description contained here, measurements of rooms, windows, rooms and any other items are approximate and no responsibility is taken for any inaccuracy. Prospective buyers should satisfy themselves as to the suitability of the property for their particular purpose. The services, systems and appliances shown have not been tested and no guarantee is given in respect of their condition or performance. Made with Metriplan 02020.

## 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 lounge, two bedrooms and bathroom.

### Lounge 13'2" x 10'3"

Doors to Juliet balcony

### Kitchen 9'8" x 7'6"

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

### Bedroom One 11'10" x 8'0"

Double glazed window, radiator.

### En-Suite 6'2" x 4'6"

Shower cubicle, low level WC, hand wash basin, radiator, frosted double glazed window.

### Bedroom Two 11'0" x 8'0"

Double glazed window, radiator.

## Bathroom 6'2" x 5'6"

Panelled bath, low level WC, hand wash basin, radiator.

## Outside

Two tandem off road parking spaces.

## Local Authority

Broadland District Council, Tax Band B.

## Tenure

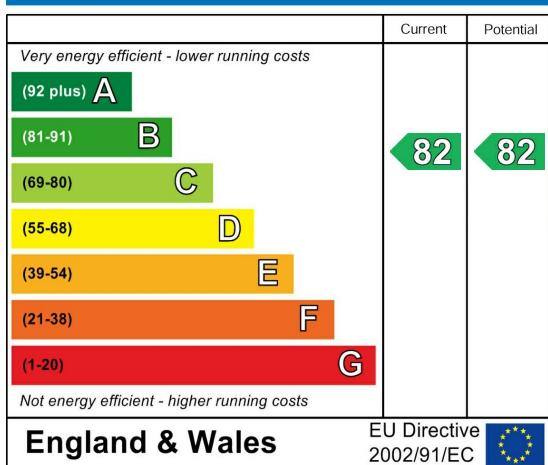
Leasehold – Term 125 years from 1 January 2018. Please note ground rent is £250 per annum and service/maintenance charges is £1400 per annum. For further information, please contact the office.

## Utilities

Full fibre broadband available.  
Mains gas, water and electric.



### Energy Efficiency Rating



### 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.

<https://www.gilsonbailey.co.uk>  
 01603764444