



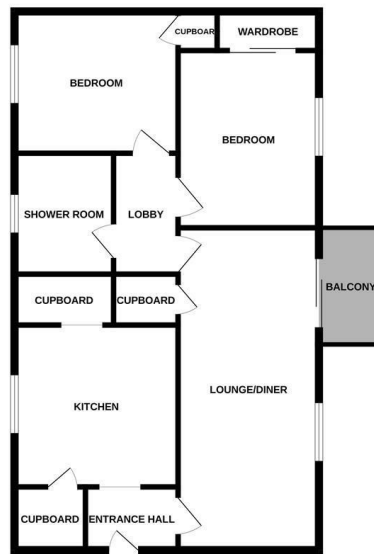
**33 Hauteyn Court | | Norwich | NR3 2RQ**

**Offers In Excess Of £145,000**

**\*\*MODERNISED FLAT OFFERED WITH NO ONWARD CHAIN\*\*** Gilson Bailey are delighted to offer this stylishly modernised two-bedroom second-floor flat, tucked away in the highly sought-after NR3 area of Norwich. Beautifully updated throughout, this impressive home features an entrance hall leading to a bright and spacious lounge/diner with a private balcony, a sleek modern fitted kitchen, a contemporary shower room, and two well-proportioned bedrooms. Externally, the property benefits from well-maintained communal gardens and a residents' car park, adding to its overall appeal. With double glazing, gas central heating, and a high-quality finish throughout, this superb flat is perfectly suited to first-time buyers or investors alike, and early viewing is highly recommended.



## SECOND FLOOR



Whilst every effort has been made to ensure the accuracy of the description contained herein, measurements of areas, volumes, heights 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 by any prospective purchaser. The services, fixtures and appliances shown here are not intended to constitute any warranty as to their condition or effectiveness for any purpose.  
Made with MyPlan 12/2011

### Location

The popular NR3 area of Norwich provides a good range of local amenities to include schooling, shops, supermarkets, pubs and restaurants. There are good public transport links to and from the city centre with ease of access to the Norwich Ring Road and NDR.

### Accommodation Comprises

Stairs to second floor. Front door to:

#### Entrance Hall

Doors to lounge/diner and kitchen.

#### Lounge/Diner 23'5" x 10'2"

Double glazed window, sliding patio door to balcony, radiator.

#### Kitchen 12'8" x 8'7"

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

#### Bedroom One 13'6" x 10'1"

Double glazed window, radiator, built in wardrobe.

#### Bedroom Two 11'11" x 8'7"

Double glazed window, radiator, built in wardrobe.

#### Shower Room 8'1" x 5'4"

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

### Outside

Communal gardens and a residents car park.

### Local Authority

Norwich City Council, Tax Band A.

### Tenure

Leasehold - Term 125 years from 2 October 1987. Please note ground rent the service/maintenance charges are £400 per annum. For further information, please contact the office.

### 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>74</b>	<b>74</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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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