



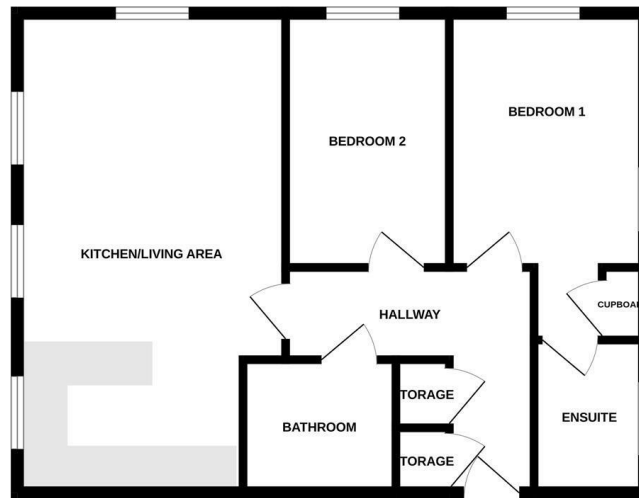
93 Falcon Crescent | Costessey | Norwich | NR8 5GX

Price Guide £160,000

GUIDE PRICE: £160,000 - £170,000** GILSON BAILEY are delighted to offer this WELL PRESENTED, TWO BEDROOM, FIRST FLOOR APARTMENT ** situated in the sought after Queens Hill estate to the west of Norwich. Accommodation comprising secure intercom entry, private entrance hall, OPEN PLAN LOUNGE/KITCHEN/DINER, bathroom and TWO BEDROOMS with bedroom one having an EN-SUITE SHOWER ROOM. Outside there is ONE ALLOCATED PARKING SPACE. The flat benefits from UPVC double glazing, gas heating and is in excellent condition throughout.



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of plots, roads, rivers 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 here are not intended to be guaranteed, as to their condition or efficacy or to the green. Made with Metropop i2025

Location

This sought after development is situated west of the Cathedral City centre of Norwich on the outskirts of Costessey, you are within easy reach of a good selection of amenities including primary schools, supermarkets, various retail outlets at the Longwater Retail Park and also excellent public transport from Queens Hills in and out of Norwich City centre with ease of access onto the A47 southern bypass.

Accommodation Comprises

Door to

Entrance Hall

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

Lounge/Kitchen/Diner 21'9" x 12'1"

Fitted wall and base units with worktops over, sink and drainer, gas hob, fitted oven, integrated fridge/freezer, washing machine /Dryer, double glazed windows, doors leading to Juliet balcony, radiator.

Bedroom One 11'10" x 8'10"

UPVC Double glazed window, radiator, cupboard door to built in Wardrobe.

En-Suite

UPVC window, Shower cubicle, low level WC, hand wash basin, radiator, extractor fan.

Bedroom Two 7'4" x 11'10"

UPVC Double glazed window, radiator.

Bathroom

Panelled bath with shower over, low level WC, hand wash basin, radiator, extractor fan.

Outside

One off road parking space.

Tenure

Leasehold
Term 999 years from 1 January 2016
Service Charge: £1939.29pa
Ground Rent: £150pa

Local Authority

South Norfolk Council - Tax Band B

Utilities


FTTC Broadband
Mains gas, water and electricity.

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		
(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

South Norfolk 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.