



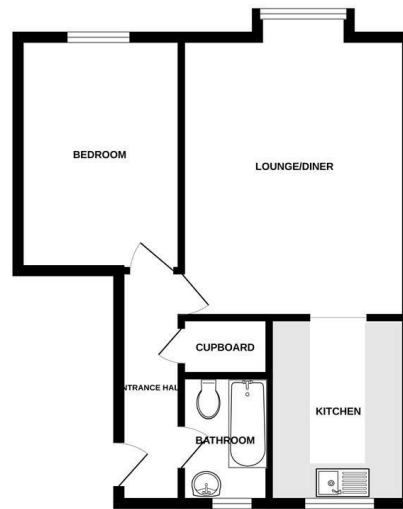
**71 Ingram Court | | Norwich | NR1 2HQ**

**Offers In Excess Of £105,000**

**\*\*OFFERED WITH NO ONWARD CHAIN\*\*** Gilson Bailey are delighted to offer this well-presented one-bedroom second floor flat, tucked away in a peaceful and desirable location to the south of Norwich. Offering bright and comfortable living throughout, the accommodation comprises an entrance hall, a spacious lounge/diner ideal for relaxing and entertaining, a fitted kitchen, a well-proportioned bedroom, and a bathroom. Outside, residents benefit from a parking area, adding to the convenience of this attractive home. With double glazing, gas central heating and the added advantage of no onward chain, this property represents an excellent opportunity for first-time buyers or buy-to-let investors alike—early viewing is highly recommended.



FIRST FLOOR



While every attempt has been made to ensure the accuracy of the description contained herein, measurements of floor, ceiling, walls and any other parts 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 vendor, agent and solicitor accept no liability for any error or omission. Made with Metaphor 12/2018

## Location

The favoured south city of Norwich offers good access to and from the City centre along with popular local amenities to include schooling, shops, supermarkets, pubs and restaurants. There is ease of access to Norwich Bus station, Chapelfield Gardens, University of East Anglia, Norfolk and Norwich University Hospital, A11 and the A47 southern bypass.

## Accommodation Comprises

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

### Entrance Hall

Doors to lounge/diner, bedroom and bathroom.

### Lounge/Diner 16'2" x 10'5"

Double glazed windows, two radiators.

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

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 12'11" x 8'6"

Double glazed window, radiator, fitted wardrobes.

### Bathroom 7'4" x 5'1"

Panelled bath with shower over, low level WC, hand wash basin, radiator, frosted double glazed window.

## Outside

Residents car park.

## Local Authority

Norwich City Council, Tax Band A.

## Tenure

Leasehold - Term 99 years from 24 June 1985. Please note ground rent is £950 and service/maintenance charges are £50. 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.



### Local Authority

Norwich City Council, Tax Band A

### Tenure

Leasehold

### 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>69</b>                  | <b>75</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<br>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.

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