



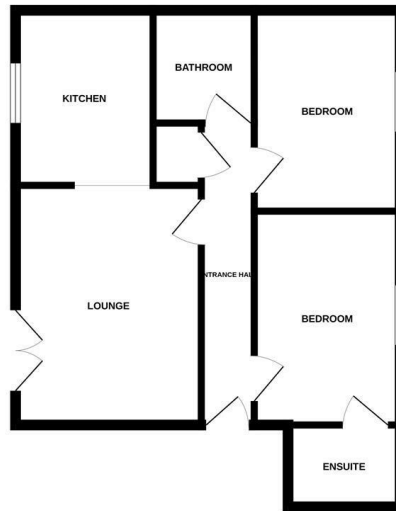
**6 Bourges Court | Sprowston | Norwich | NR7 8GH**

**Guide Price £170,000**

**\*\*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



While every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of walls, windows, doors and all other items are approximate and not necessarily a guide for any construction or renovation work. This plan is for illustrative purposes only and should be used as such for any prospective purchase. The services, systems and appliances shown here are not intended as a guarantee as to their condition or whether such be given.  
Made with Floorplan 12.026

### 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.

### 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>	<b>82</b>	<b>82</b>
(69-80) <b>C</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**

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.

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