



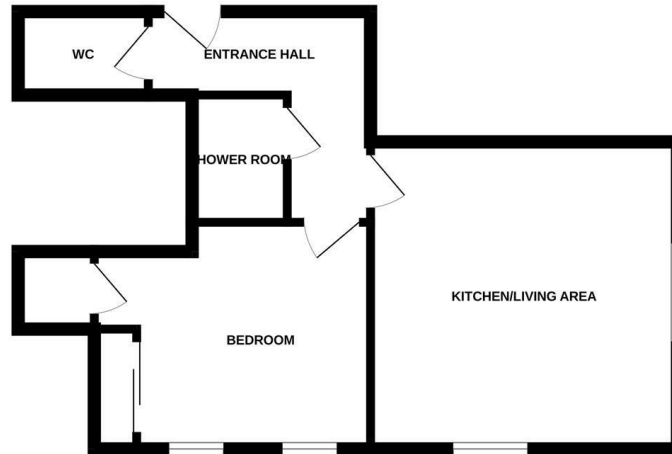
16 Harvey Lane | Thorpe St Andrew | Norwich | NR7

Price Guide £170,000

GUIDE PRICE: £170,000 - £180,000**STUNNING CONVERTED APARTMENT WITH OFF ROAD PARKING** Gilson Bailey are delighted to offer this beautifully presented one-bedroom first-floor apartment, perfectly positioned in a peaceful and picturesque setting overlooking woodland in the highly sought-after suburb of Thorpe St Andrew. This stylish home boasts secure intercom entry and a private entrance hall leading to a bright and contemporary open-plan kitchen/living space, a generous bedroom, a modern shower room and a separate WC, all finished to an excellent standard throughout. Outside, residents can enjoy extensive, well-maintained communal grounds along with the added benefit of an off-road parking space. With double glazing and underfloor heating, this superb apartment offers both comfort and efficiency, making it an ideal first-time purchase, and early viewing is highly recommended.



FIRST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error or omission in this statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given for their operability or efficiency over time.
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Location

Thorpe St Andrew is a highly sought after suburb offering amenities to include schooling for all ages, popular local pubs and restaurants by the iconic River Green, shops and supermarkets. There is ease of access to the centre of Norwich, Broadland Business Park, A47 southern bypass, NDR and the Norfolk Broads.

Accommodation Comprises

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

Entrance Hall

Doors to kitchen/living area, bedroom, shower room and WC.

Kitchen/Living Area 13'7" x 13'6"

Fitted wall and base units with worktops over, sink and drainer, fitted hob and oven, integrated fridge/freezer, washing machine and dishwasher, two double glazed windows, underfloor heating.

Bedroom 12'3" x 10'6"

Two double glazed windows, underfloor heating, built in wardrobe, cupboard.

Shower Room 5'9" x 3'9"

Shower cubicle, heated towel rail.

WC 5'9" x 3'3"

Low level WC, hand wash basin, heated towel rail.

Outside

Large communal lawned grounds and one off road parking space.

Local Authority

Broadland District Council, Tax Band A.

Tenure

Leasehold- 999 years from and including 1 July 2019. Please note there is a peppercorn ground rent and service/maintenance charges are £667.88 every 6 months. There is also a share of freehold. For further information, please contact the office.

Utilities


Fibre to the property.
Mains 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) A | | |
| (81-91) B | | |
| (69-80) C | 74 | 74 |
| (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

Broadland District 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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