



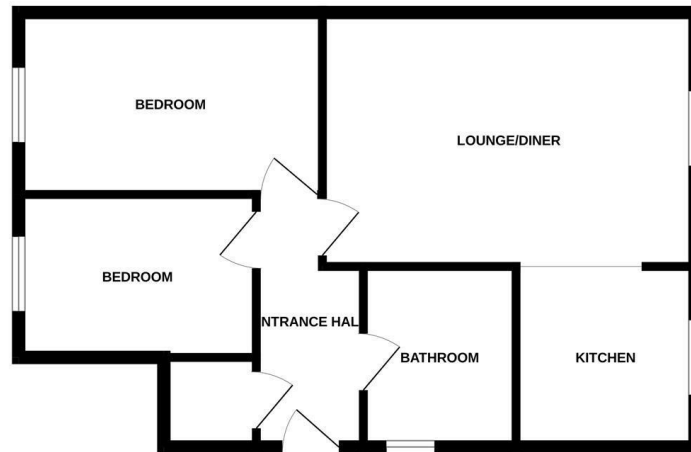
115 Dalrymple Way | | Norwich | NR6 6TR

£145,000

****OFFERED WITH NO ONWARD CHAIN**** Gilson Bailey are delighted to offer this well presented two-bedroom ground floor apartment, ideally located to the north of Norwich. The property offers well-planned and comfortable accommodation including a private entrance hall, spacious lounge/diner, fitted kitchen, two bedrooms and a modern bathroom. Externally, residents can enjoy well-maintained communal gardens along with the benefit of an allocated off-road parking space. Further highlights include double glazing, gas central heating and the added advantage of no onward chain, making this an ideal opportunity for first-time buyers or investors alike. Early viewing is strongly recommended to avoid disappointment.



GROUND 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, omission or misstatement. 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 as to their operation or efficiency can be given.
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Location

Dalrymple Way is situated close by to many local amenities including schooling, popular local shops, parks, pubs, restaurants and supermarkets and has great public transport links to and from the City centre . There is ease of access to the Norwich Ring Road, Norwich International Airport and the NDR.

Accommodation Comprises

Front door to:

Entrance Hall

Doors to lounge/diner, two bedrooms and bathroom.

Lounge/Diner 16'6" x 11'2"

Double glazed window, radiator.

Kitchen 7'11" x 7'10"

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

Bedroom One 13'4" x 8'9"

Double glazed window, radiator.

Bedroom Two 10'5" x 6'7"

Double glazed window, radiator.

Bathroom 7'8" x 6'9"

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

Outside

Communal gardens and one off road parking space.

Local Authority

Norwich City Council, Tax Band A.

Tenure

Leasehold – 125 years from 1 June 1987. Please note service/maintenance charges are £1073.23 per annum and ground rent is £60 per annum. For further information, please contact the office.

Utilities

Full fibre broadband available.
Mains gas, water and electric.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	75
(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

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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