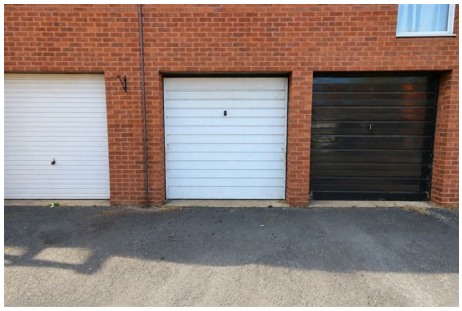








21 Brampton Court I I Norwich I NR5 9AN

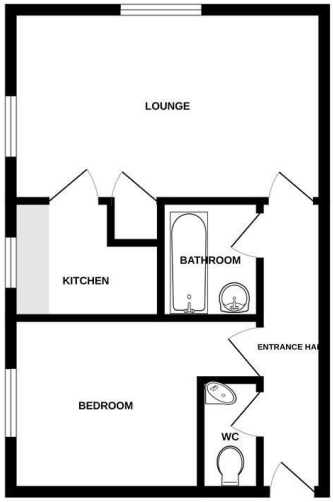
Offers In The Region Of £80,000

GROUND FLOOR FLAT WITH A GARAGE AND NO ONWARD CHAIN Gilson Bailey are delighted to offer this one bedroom ground floor flat, conveniently situated to the west of Norwich and offered with the significant advantages of a long lease and no onward chain. Requiring modernisation throughout, the property presents an excellent opportunity for a buyer looking to put their own stamp on a home and create something to their own taste and specification. The accommodation comprises a welcoming entrance hall, generous lounge, kitchen, good-sized bedroom, bathroom and separate WC. Outside, the property benefits from the valuable addition of an en-bloc garage, providing useful parking or storage. Further benefits include double glazing and gas heating. With its ground floor position, generous accommodation, garage, long lease and excellent potential for improvement, this chain-free property offers an exciting opportunity for first-time buyers, investors or those looking to downsize, so be quick to book a viewing.

gilsonbailey

Head Office 32 Prince of Wales Rd,
Norfolk NR1 1LG
01603764444 | sales@gilsonbailey.co.uk

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 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 have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2025

Location
Situated to the west of Norwich within easy access of the University of East Anglia, Norfolk & Norwich University Hospital and A47 southern bypass, Bowthorpe is within easy reach of popular local shops to include Longwater Retail Park and amenities, with excellent public transport links to Norwich City centre.

Accommodation Comprises
Front door to:

Entrance Hall
Doors to lounge, bedroom, bathroom and WC.

Lounge 16'0" x 9'9"

Kitchen 7'8" x 5'9"

Bedroom 12'7" x 8'9"

Bathroom 5'8" x 4'5"

WC 5'8" x 2'6"

Outside
En-bloc garage.

Local Authority
Norwich City Council, Tax Band A.

Tenure
Leasehold
Term: 999 years from 1 January 1977
Service Charge: TBC
Ground Rent: Peppercorn

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.

gilsonbailey

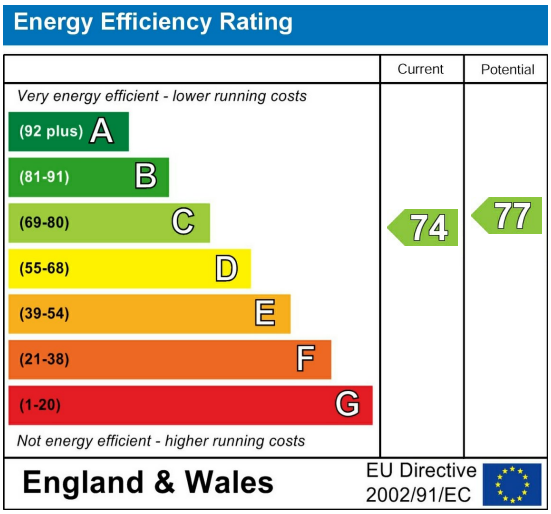
Head Office 32 Prince of Wales Rd,
Norfolk NR1 1LG
01603764444 | sales@gilsonbailey.co.uk











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.