



## Pond Way | Sprowston | Norwich | NR7 8GP

### Price Guide **£180,000**

**VENDOR HAS FOUND! \*\*GUIDE PRICE: £180,000 - £190,000\*\*** A superb opportunity for first-time buyers seeking a stylish, move-in-ready apartment with beautiful open field views. This impressive two-bedroom home perfectly balances peaceful surroundings with convenient access to local amenities. Finished to an excellent standard throughout, the property offers a light-filled, contemporary interior. The spacious open-plan living area with a modern fitted kitchen, creating an ideal space. There are two generous double bedrooms, including a well-appointed principal bedroom with en-suite facilities.

Externally, the apartment benefits from allocated parking and a secure entry system, providing both convenience and peace of mind.





### 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 front door to:

#### Entrance Hall

Doors to lounge/kitchen/diner, two bedrooms and bathroom.

#### Lounge/Kitchen/Diner

20'2" x 47'6"

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

#### Bedroom One

16'2" x 10'5"

Double glazed window, radiator, built in wardrobe. Door to ensuite

#### En-suite

Shower cubicle, low level WC, hand wash basin, radiator, frosted double glazed window.

#### Bedroom Two

10'5" x 9'11"

Double glazed window, radiator, built in wardrobe.



### Bathroom

Panelled bath, low level WC, hand wash basin, radiator

### Outside

Two off road parking spaces and communal lawned gardens.

### Local Authority

Broadland District Council, Tax Band B.

### Tenure

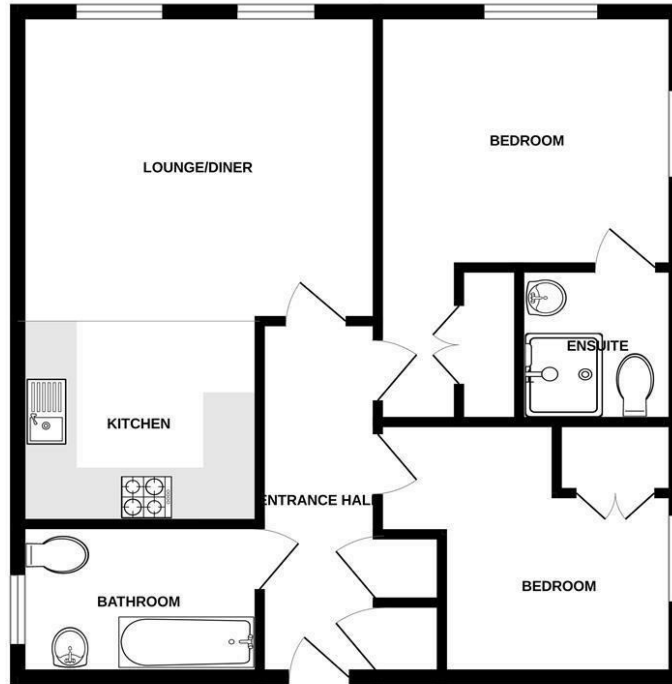
Leasehold - 125 years from and including 1 January 2017. Please note service/maintenance charges are Approximately £1100 per annum and ground rent is £130 per annum. For further information, please contact the office.

### Utilities

Ultrafast full fibre broadband available.  
Mains gas, water and electric.




## 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 C2025

**Energy Efficiency Rating**

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>84</b>	<b>84</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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 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.

<https://www.gilsonbailey.co.uk>  
 01603764444