



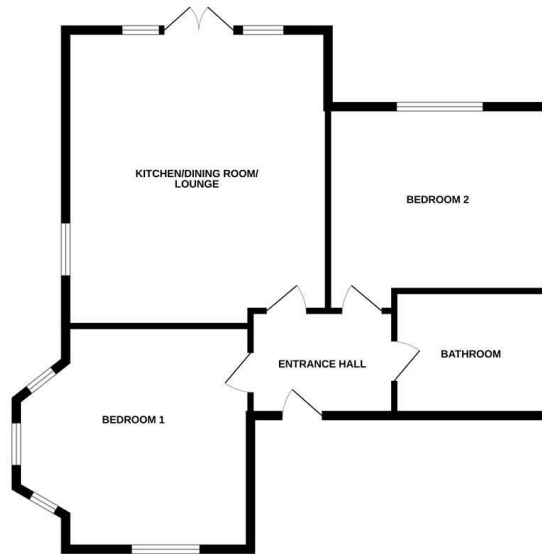
1 Dragonfly Lane | | Cringleford | NR4 7JR

Guide Price £170,000

**** GUIDE PRICE £170,000 - £180,000 NO ONWARD CHAIN **** This stylish two-bedroom ground-floor apartment is set within a modern purpose-built block, ideally located in a popular residential development. The property features a spacious open-plan living area with integrated kitchen appliances and double doors providing direct access to the outside. The master bedroom benefits from a bay window and mirrored storage, while the exterior offers a covered carport parking space adjacent to the apartment. The front of the property is framed by mature hedging, with access via a shared entrance hall secured by a phone entry system. At the rear, there is a well-maintained flower bed and a private residents' parking area, where the apartment enjoys its designated covered parking.



GROUND FLOOR
797 sq.ft. (74.0 sq.m.) approx.



TOTAL FLOOR AREA : 797 sq.ft. (74.0 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the description contained here, measurements of actual dimensions, 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 for any prospective purchaser. The services, systems and appliances shown here have not been tested and no guarantee, as to their operation or efficiency, can be given. Made with Metropac 12/05

Location

Cringleford village is on the banks of the River Yare with local amenities to include Waitrose supermarket, doctors surgery, Ofsted rated outstanding schooling with popular pubs and restaurants in the neighbouring village of Eaton and other surrounding villages. There is also ease of access to the vibrant and historic centre of Norwich, Eaton Park, University of East Anglia, Norfolk & Norwich University Hospital and the A11 main Cambridge/London route.

Accommodation comprises

Front door to:

Entrance Hall

Doors to, Bedroom one, Bedroom Two, kitchen/Dinner/lounge and bathroom.

Bathroom

Bath with shower overhead, Low level WC, Hand wash basin.

Bedroom One 13'4" x 10'11"

Radiator, Built in wardrobes, Double glazed bay window.

Bedroom Two 11'7" xx 10'2"

Radiator, double glazed window.

Kitchen, Lounge, Dining room 18'4" x 14'0"

Fitted wall and base units with worktops over, sink and drainer, fitted hob and oven, integrated fridge and freezer. Radiator and double doors to front.

Outside

One allocated parking space (Car port under cover)

Tenure

Share of the freehold - One third share of the freehold, and there are approx. 982 years remaining on the lease. 1/3 contribution to the insurance of the building which needs to be signed over to the buyer, Current premium is £776 PA of which 1/3 share is £258 for reference.

Utilities

Mains water and electric. Ultra fast broadband.

Local Authority

South Norfolk Tax Band B

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		
(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

South Norfolk Council

Tenure

Leasehold - Share of Freehold

Term XXXX

Years from XXXX.

Please note ground rent and service/maintenance charges will apply. For further information, please contact the office.

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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