



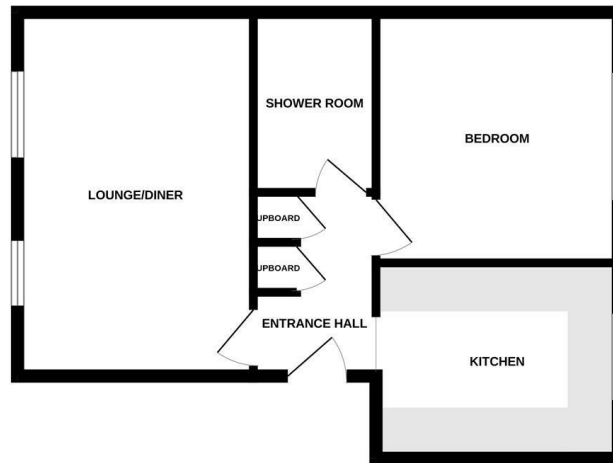
18 Bentley Way | | Norwich | NR6 6TS

£120,000

****OFFERED WITH NO ONWARD CHAIN**** Gilson Bailey are delighted to present this stunning one-bedroom second-floor apartment, discreetly tucked away in a quiet and sought-after location to the north of Norwich. Beautifully modernised throughout, the property offers well-appointed accommodation including an entrance hall, a spacious lounge/diner, a sleek modern fitted kitchen, a stylish contemporary shower room and a generous double bedroom. Externally, residents can enjoy well-maintained communal lawned gardens along with the convenience of an off-road parking space, while further benefits include double glazing and gas central heating—making this an ideal first-time purchase or buy-to-let investment, and an opportunity not to be missed.



SECOND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floors, windows, doors 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 condition or efficacy is to be given.
Made with Metropac (2020) in green.

Location

Bentley 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

Communal entrance with stairs to second floor. Front door to:

Entrance Hall

Doors to lounge/diner, kitchen, bedroom and shower room.

Lounge/Diner 16'3" x 10'5"

Two double glazed windows, radiator.

Kitchen 10'9" x 8'7"

Fitted wall and base units with worktops over, butler sink with tap over, fitted hob and oven, space for fridge, washing machine and tumble dryer, double glazed window.

Bedroom 11'2" x 10'9"

Double glazed window, radiator.

Shower Room 7'10" x 5'2"

Shower cubicle, low level WC, hand wash basin, heated towel rail, extractor fan.

Outside

Communal lawned gardens and one off road parking space.

Local Authority

Norwich City Council, Tax Band C.

Tenure


Leasehold - Term 125 years from 1 June 1990. Please note service/maintenance charges are £200 per month and ground rent is £60 per annum. For further information, please contact the office.

Utilities

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	76
(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 C

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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