



**109 Dalrymple Way | | Norwich | NR6 6TR**

**Offers In Excess Of £145,000**

**\*\*RECENTLY RENOVATED FLAT OFFERED WITH NO ONWARD CHAIN\*\*** Gilson Bailey are thrilled to introduce this exquisitely renovated two-bedroom first-floor apartment, perfectly positioned to the ever-popular north of Norwich, offering an exceptional blend of style, comfort and convenience. Boasting a light-filled and generously proportioned lounge/diner with access to a balcony, a sleek contemporary kitchen finished to a high specification, and a beautifully appointed bathroom, this stunning home has been thoughtfully upgraded throughout with brand new carpets, double glazing and efficient gas central heating. The two well-sized bedrooms provide inviting spaces, while the added benefit of off-road parking enhances everyday practicality. Immaculately presented and ready to move straight into, this outstanding property presents a fantastic opportunity for first-time buyers seeking something special or savvy investors looking for a turnkey addition to their portfolio—early viewing is absolutely essential to fully appreciate the quality on offer.



FIRST FLOOR



Whilst every effort has been made to ensure the accuracy of the description contained herein, measurements of areas, volumes, heights and 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 for any prospective purchase. The services, fixtures and appliances shown here are not intended to be guaranteed, as to their operation or efficiency may be given.  
Made with MyPlan 12/2011

### 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

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

#### Entrance Hall

Doors to lounge/diner, two bedrooms and bathroom.

#### Lounge/Diner 16'11" x 11'7"

Two double glazed windows, radiator, door to balcony.

#### Kitchen 8'2" x 7'10"

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

#### Bedroom One 13'4" x 8'8"

Double glazed window, radiator.

#### Bedroom Two 9'10" x 7'4"

Double glazed window, radiator, built shelving unit for added convenience.

#### Bathroom 8'0" x 5'6"

Panelled bath with shower over, low level WC, hand wash basin, radiator, extractor fan.

### Outside

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 £1475.43 per annum and ground rent is £60 per annum. For further information, please contact the office.


### 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.


**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	79	80
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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.