



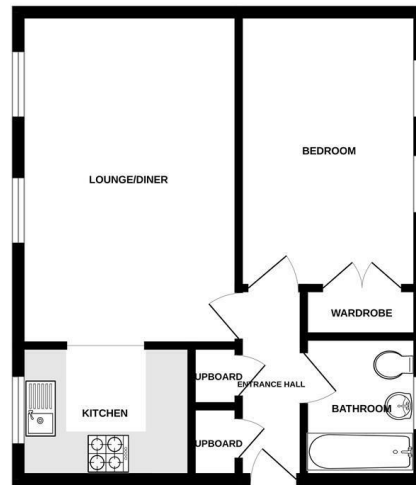
29 Baxter Court | | Norwich | NR3 2SS

Offers In Excess Of £125,000

****MODERNISED GROUND FLOOR FLAT OFFERED WITH NO ONWARD CHAIN****
Gilson Bailey are delighted to offer this stunning one-bedroom ground floor flat, perfectly tucked away in the highly desirable NR3 area of Norwich, combining style, comfort and convenience in equal measure. Immaculately presented throughout, the property boasts an entrance hall leading into a bright and airy lounge/diner, a sleek modern fitted kitchen, and a beautifully finished contemporary bathroom, while the generous double bedroom benefits from built-in wardrobes for effortless storage. Outside, residents can enjoy attractive communal gardens and a convenient residents' car park, all complemented by double glazing, gas central heating and the added advantage of no onward chain, making this an exceptional turnkey opportunity ideal for first-time buyers or investors alike—early viewing is strongly advised to fully appreciate all that this charming home has to offer.



GROUND FLOOR



While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floors, ceilings, walls and any other parts are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, accessories and appliances shown hereon are not intended and no guarantee as to their availability or efficiency is given.
Made with Metplan 12.000

Location

The popular NR3 area of Norwich provides a good range of local amenities to include schooling, shops, supermarkets, pubs and restaurants. There are good public transport links to and from the city centre with ease of access to the Norwich Ring Road and NDR.

Accommodation Comprises

Communal entrance with front door to:

Entrance Hall

Doors to lounge/diner, bedroom and bathroom.

Lounge/Diner 15'9" x 10'5"

Two double glazed windows, two radiators.

Kitchen 8'2" x 6'4"

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

Bedroom 13'1" x 8'6"

Two double glazed windows, radiator, built in wardrobes.

Bathroom 6'9" x 5'5"

Panelled bath with shower over, low level WC, hand wash basin, radiator, frosted double glazed window.

Outside

Communal gardens and a residents car parking on first come first serve basis.

Local Authority

Norwich City Council, Tax Band A.

Tenure

Leasehold

Term: 125 years from 01 June 1985

Service Charge: £1281.69 per annum

Ground Rent: £60 per annum

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) A		
(81-91) B		
(69-80) C	70	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 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.

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