74 North Park Avenue I I Norwich I NR4 7EF

Offers In Excess Of £160,000

GROUND FLOOR FLAT WITH FRONT AND REAR GARDENS Gilson Bailey are delighted to offer this spacious, two bedroom ground floor flat, conveniently situated to the west of Norwich and enjoying an attractive outlook over Eaton Park. Offered with the significant advantage of no onward chain, the property provides well-proportioned accommodation comprising a welcoming entrance hall, comfortable lounge, fitted kitchen, bathroom and two good-sized bedrooms. Outside is where the property particularly stands out, with a lawned front garden and a large, private lawned rear garden, providing a fantastic amount of outside space rarely associated with apartment living and ideal for relaxing, entertaining or enjoying the warmer months. Further benefits include double glazing and gas heating. Combining generous accommodation, excellent private outside space, pleasant park views and a chain-free sale, this appealing property would make a great first-time purchase or buy-to-let investment, so be quick to book a viewing.

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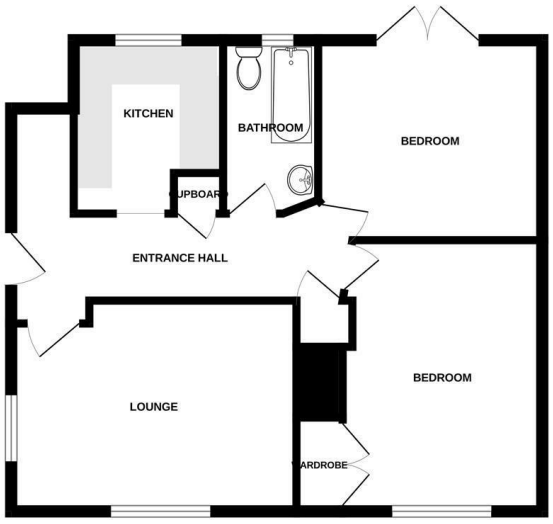
GROUND FLOOR



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.
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Location
North Park Avenue is close by to many local amenities including Eaton Park, golf course, schooling, popular local shops, supermarkets, pubs and restaurants with good access to and from the City Centre and ease of access to both the University of East Anglia and Norfolk and Norwich University Hospital. There is also easy access to the Norwich Ring Road, A47 southern bypass with links to the A11 and A140 and Longwater Retail Park.

Accommodation Comprises
Front door to:

Entrance Hall
Doors to lounge, kitchen, two bedrooms and bathroom.

Lounge 13'8" x 10'9"
Two double glazed windows, radiator.

Kitchen 8'4" x 7'2"
Fitted wall and base units with worktops over, sink and drainer, fitted hob and oven, space for fridge and washing machine, double glazed window, boiler.

Bedroom One 12'6" x 10'9"
Double glazed window, radiator, built in wardrobe.

Bedroom Two 10'10"x 10'1"
Patio doors, radiator.

Bathroom 8'5" x 4'5"
Panelled bath with shower over, low level WC, hand wash basin, heated towel rail, frosted double glazed window.

Outside
Lawned front and rear gardens and a brick bullt storage shed.

Local Authority
Norwich City Council, Tax Band A.

Tenure
Leasehold
Term: 125 years from 17 July 1989
Service Charge: £235.50 per annum
Ground Rent: £10 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.

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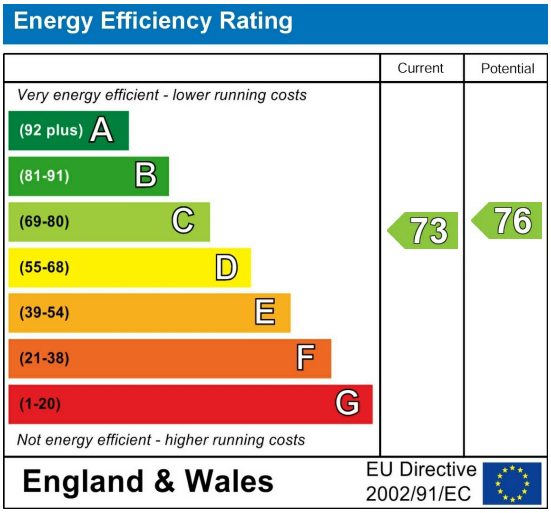

Local Authority

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.