



**Juby Court, Norwich NR6 7FS**



**welcome to**

## **Juby Court, Norwich**

A well-presented one-bedroom ground floor flat offered on a 75% shared ownership basis. Located in the popular area of Old Catton, Norwich. The property features modern open plan living, a spacious bedroom and is presented in excellent condition throughout, making it an ideal for first time buyers!



## Accommodation

Situated within a well-maintained residential development, this attractive one-bedroom ground floor flat at Juby Court, Norwich, NR6 is offered for sale on a 75% shared ownership basis, providing an affordable step onto the property ladder.

The flat is presented in great condition throughout and offers a bright and contemporary open plan living area, seamlessly combining the lounge, dining space and kitchen, ideal for modern living and entertaining. The kitchen is well laid out with ample storage and worktop space.

The property benefits from a generously sized double bedroom, along with a modern bathroom finished to a good standard. Being positioned on the ground floor, the flat offers convenient access and a comfortable layout suitable for a range of buyers.

Located in the popular Old Catton area, the property enjoys easy access to local amenities, and transport links to Norwich city centre. This home would make an excellent purchase for first-time buyers or downsizers seeking a low-maintenance property in a desirable location.

## Entrance Hall

External entrance door opening to hallway, radiator, storage cupboard and gives access to bathroom, bedroom and living space.

## Bathroom

Suite comprising bath with shower over, wash hand basin, wc, radiator and upvc double glazed window to side aspect.

## Bedroom

Upvc double glazed window to side aspect, radiator, and recess for double width wardrobe.

## Open Kitchen/Dining/Living

### Kitchen Area

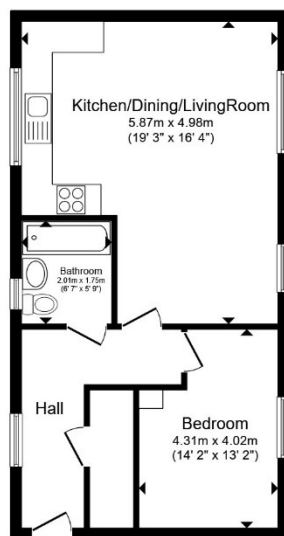
A comprehensive range of wall and base units with work surfaces over, upstand, gas hob with extractor fan, electric oven, 1 1/2 bowl sink, plumbing for washing machine, and space for free-standing fridge freezer.

### Dining/Living Area

Two radiators, and two upvc double glazed windows to side aspect.

## Agent Note

This property is leasehold and offered for sale as a 75% shared ownership, subject to an annual service charge of £1761.36 for the current year subject to annual review, and the ground rent is £1257.24. Prospective buyers would be advised to seek legal advice in relation to the obligations and any restrictions contained in the lease prior to proceeding.



Floor Plan

Total floor area 48.9 m<sup>2</sup> (527 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

  
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## **Juby Court, Norwich**

- Spacious One Bedroom Ground Floor Flat
- Offered For Sale On A 75% Shared Ownership Basis
- Open-Plan Living/Kitchen Area
- Presented In Excellent Condition
- Located In The Popular Old Catton Area Of Norwich

Tenure: Leasehold EPC Rating: B

Council Tax Band: A Service Charge: 1761.36

Ground Rent: 1257.24

This is a Leasehold property with details as follows; Term of Lease 125 years from 16 Sep 2022. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

shared ownership

**£112,500**



### **directions to this property:**

Upon entering Old Catton from the Norwich direction proceed along St Faith's road passing the Premier Store on your right hand side until you reach the roundabout and turn left onto Repton Avenue, then turn right onto Money Road and continue straight down where the road bears round to the right and access to the flats can be found on the left-hand side.



Please note the marker reflects the postcode not the actual property

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Property Ref:  
HEL103113 - 0005

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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