



## 50 Lusher Rise | | Norwich | NR6 5EA

### Offers In Excess Of £125,000

**\*\*OFFERED WITH NO ONWARD CHAIN\*\*** Gilson Bailey are delighted to present this two-bedroom first-floor flat, conveniently located to the west of Norwich. The accommodation comprises an entrance hall, a bright lounge/diner, fitted kitchen, two bedrooms and a shower room. Externally, the property benefits from well-maintained communal gardens and on-street parking. Further features include double glazing, gas central heating and the advantage of no onward chain. An ideal opportunity for first-time buyers or investors alike, early viewing is highly recommended.





Whilst every effort has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, stairs and any 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 deemed to be guaranteed, and to their availability or efficiency can be given. Made with MyPlan 12/2011

### Location

Lusher Rise can be found to the west of Norwich with a selection of amenities including good primary and secondary schooling, selection of shops, popular local pubs and restaurants, also good access to the University of East Anglia, University Hospital, A47 Southern Bypass and good public transport links in and out of the city centre.

### Accommodation Comprises

Front door to:

#### Entrance Hall

Doors to lounge/diner, kitchen, two bedrooms and shower room.

#### Lounge/Diner 20'8" x 10'9"

Two double glazed windows, two radiators.

#### Kitchen 10'4" x 7'3"

Fitted wall and base units with worktops over, sink and drainer, space for cooker, washing machine and fridge, double glazed window, cupboard.

#### Bedroom One 11'8" x 9'9"

Double glazed window, radiator.

#### Bedroom Two 9'7" x 7'1"

Double glazed window, radiator.

#### Shower Room 5'8" x 5'6"

Walk-in shower, low level WC, hand wash basin, heated towel rail, frosted double glazed window.

### Outside

On-street parking, storage shed and communal gardens.

### Local Authority

Norwich City Council, Tax Band A.

### Tenure

Leasehold - Term 125 years from 15 November 1999. Please note ground rent is £10 per annum and service/maintenance charges is £449.03 per annum. For further information, please contact the office.

### Utilities

Full fibre broadband available.  
Mains gas, water and electric.


**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>		
(55-68) <b>D</b>	<b>64</b>	<b>69</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.