



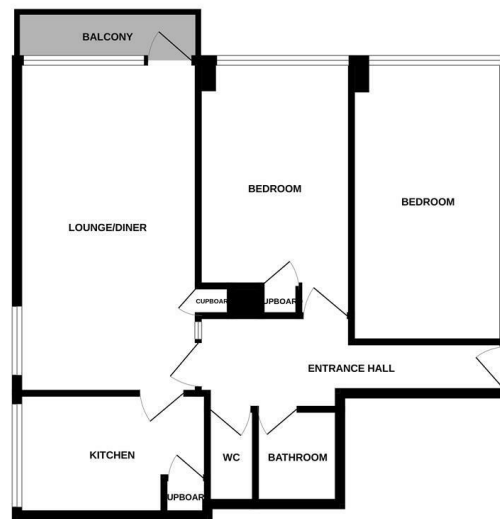
41 Ashbourne Tower | Heartsease | Norwich | NR7 9TJ

Guide Price £95,000

****GUIDE PRICE £95,000-£100,000** CASH BUYERS ONLY WITH SOME OF THE BEST VIEWS IN NORWICH**** Gilson Bailey are delighted to offer this SPACIOUS, TWO BEDROOM, TOP FLOOR FLAT situated on the edge of the Heartsease estate to the north/east of Norwich. Accommodation comprising secure intercom entry, private entrance hall, lounge/diner with door to the balcony, kitchen, TWO BEDROOMS, bathroom and WC. The flat benefits from double glazing, gas heating, FAR REACHING VIEWS ACROSS NORWICH and is OFFERED WITH NO ONWARD CHAIN. The property would make an excellent first time purchase or buy-to-let investment so be quick to book a viewing.



GROUND FLOOR



While every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of floors, walls, doors and all 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, systems and appliances shown here are not intended as to guarantee as to their condition or fitness, only as to their intended use for general.

Location

Situated to the north-east of Norwich close by to a good selection of amenities including schooling, shops, popular local pubs and restaurants. There are regular public transport links to and from the City centre with ease of access to the Norwich Ring Road, Mousehold Heath and NDR.

Accommodation Comprises

Secure intercom entry with stairs and lift to tenth floor. Front door to:

Entrance Hall

Doors to lounge/diner, two bedrooms, bathroom and WC.

Lounge/Diner 18'11" x 10'1"

Two double glazed windows, radiator, door to balcony.

Kitchen 10'10" x 7'0"

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

Bedroom One 14'7" x 8'5"

Double glazed window, radiator, built in cupboard.

Bedroom Two 15'8" x 8'5"

Double glazed window, radiator.

Bathroom 5'5" x 4'9"

Panelled bath, hand wash basin, radiator.

WC

Low level WC.

Local Authority

Norwich City Council, Tax Band A.

Tenure


Leasehold - 125 years from 10 February 2003. Please note ground rent and service/maintenance charges are £300 per quarter. For further information, please contact the office.

Utilities

Gfast broadband available.
Mains water and electric.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	55	61
(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.