



## 22 Suncroft | | Norwich | NR1 2EP

### Offers In Excess Of £145,000

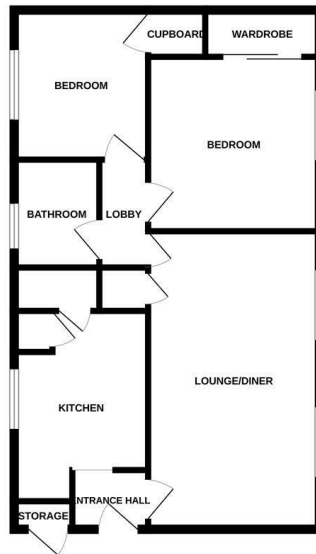
This well-presented two-bedroom flat offers a practical and comfortable layout. The property features an entrance hall leading to a spacious lounge/diner with two windows providing plenty of natural light. The fitted kitchen includes a range of wall and base units, along with space for essential appliances.

There are two bedrooms, both with built-in wardrobes, offering convenient storage. The bathroom is fitted with a bath and overhead shower, WC, and wash basin.

Externally, the property benefits from access to communal gardens and permit parking.



FIRST FLOOR



Whilst every effort has been made to ensure the accuracy of the floorplan contained herein, measurements of areas, volumes, heights 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 by any prospective purchaser. The services, fixtures and appliances shown here are not intended as a guarantee, as to their operation or efficiency may be given.  
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## Location

The favoured south city of Norwich offers good access to and from the City centre along with popular local amenities to include schooling, shops, supermarkets, pubs and restaurants. There is ease of access to Norwich Bus station, Chapelfield Gardens, University of East Anglia, Norfolk and Norwich University Hospital, A11 and the A47 southern bypass.

## Accommodation Comprises

Front door to:

### Entrance Hall

Doors to lounge/diner and kitchen.

### Lounge/Diner 18'9" x 10'0"

Two double glazed windows, radiator.

### Kitchen 11'2" x 8'6"

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

### Bedroom One 11'3" x 10'1"

Double glazed window, radiator, built in wardrobe.

### Bedroom Two 9'4" x 8'7"

Double glazed window, radiator, built in wardrobe.

### Bathroom 6'10" x 5'4"

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

## Outside

Communal gardens and permit parking.

## Local Authority

Norwich City Council, Tax Band A.

## Tenure

Leasehold – Term 125 years from 31 May 1989. Please note ground rent is £10 per annum and service/maintenance charges are £800 per annum. For further information, please contact the office.

## Utilities

Full fibre broadband available.  
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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>72</b>	<b>73</b>
(55-68) <b>D</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.

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