



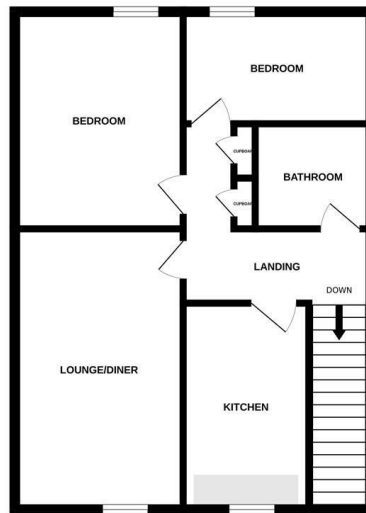
5 Nursery Close | Hellesdon | Norwich | NR6 5SL

£145,000

****NO ONWARD CHAIN AND A LONG LEASE**** Gilson Bailey are delighted to offer this superbly positioned, two bedroom first floor flat, tucked away in a pleasant cul-de-sac location in the heart of the ever-popular suburb of Hellesdon. Offered with the huge advantage of no onward chain, this fantastic property provides spacious and practical accommodation and would make an ideal choice for first time buyers, downsizers and investors alike. The property benefits from its own private entrance hall, with a staircase leading to the first floor where you will find a generous lounge/dining room perfect for relaxing and entertaining, fitted kitchen, two well-proportioned bedrooms and a bathroom. Outside, residents enjoy shared access to a communal garden area, providing useful outside space, together with the added benefit of a residents' car park. Combining comfortable accommodation, a convenient cul-de-sac setting and excellent potential in a highly sought after Hellesdon location, this superb flat represents a fantastic opportunity for a wide array of buyers, so be quick to book a viewing.



FIRST FLOOR



While every attempt has been made to ensure the accuracy of the floorplan compared to the measurements of the actual property, there may be some minor variations in the actual measurements. This plan is for illustrative purposes only and should not be used as a basis for any legal proceedings. The services, systems and appliances shown have not been tested and no guarantee as to their condition or efficiency can be given. Made with Hologram 10.0.0.0

Location

Hellesdon is a popular suburb to the north west of Norwich and offers a good selection of amenities including schooling for all ages, popular shops, pubs and restaurants with excellent public transport links to and from the City Centre. There is ease of access to Norwich International Airport, NDR with links to the North Norfolk coastline and neighbouring villages of Horsford, Drayton and Taverham.

Lounge/Dining Room 15'4" x 10'3"

Two double glazed windows, radiator.

Kitchen 11'7" x 6'0"

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

Bathroom 6'4" x 5'5"

Panelled bath with shower over, low level WC, hand wash basin, radiator.

Bedroom One 12'2" x 8'10"

Double glazed window, radiator.

Bedroom Two 10'5" x 6'3"

Double glazed window, radiator.

Outside

Lawned communal gardens and a residents car park.

Tenure

Leasehold

999 years from 1st January 1976 with 949 years remaining.

Service Charge

No Ground rent with 25/26 service charge being £689 and 26/27 to be announced in September 2026.

Local Authority

Broadland District Council Band A

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) A		
(81-91) B		
(69-80) C	77	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

Local Authority

Broadland District 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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