

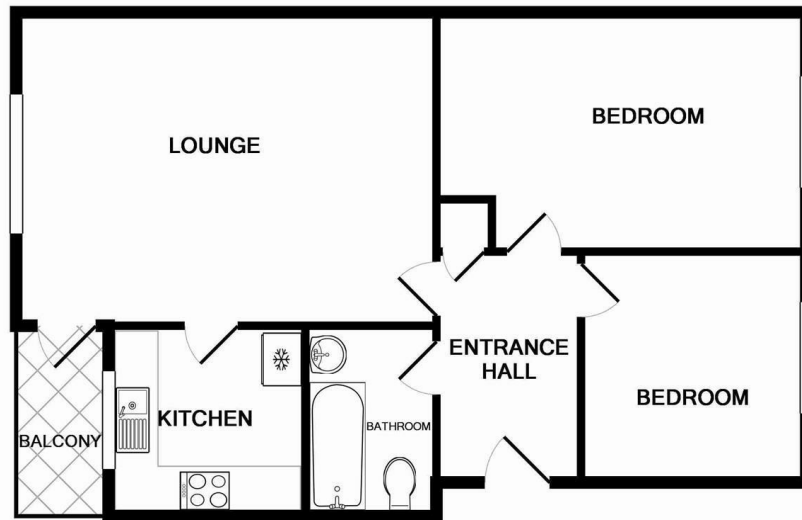


90 Scott Road | | Norwich | NR1 1YR

Offers In Excess Of £140,000

****OFFERED WITH NO ONWARD CHAIN**** Gilson Bailey are delighted to offer this well-presented two-bedroom first-floor apartment, ideally situated within the popular Thorpe Park development and perfectly positioned within walking distance of Norwich city centre and the train station. Offering a fantastic combination of convenience, comfort and low-maintenance living, this attractive property is ideal for first-time buyers, professionals and investors alike. The accommodation comprises secure intercom entry, a private entrance hall, a bright and spacious lounge/dining room with access to a private balcony, a fitted kitchen, two well-proportioned bedrooms and a bathroom. Externally, the property benefits from an allocated parking space and access to well-maintained communal grounds, providing pleasant surroundings for residents to enjoy. Further benefits include double glazing, gas central heating and the added advantage of being offered with no onward chain. With excellent transport links, local amenities and Norwich's vibrant city centre all within easy reach, this superb apartment represents an excellent opportunity for those seeking a well-located home or investment property. Early viewing is highly recommended.





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Location

The Cathedral city of Norwich is set in the heart of East Anglia and has everything you would desire in a vibrant regional capital, including wonderful shopping facilities with two shopping malls including Chantry Place, and a wide range of independent boutique shops in the Norwich lanes. There is a wide array of restaurants, bars, coffee shops, a dynamic nightlife which caters for all age groups, and the Theatre Royal is one of the country's oldest established theatres. The city is the most complete medieval city in the United Kingdom, including cobbled streets such as Elm Hill, Timber Hill and Tombland, with ancient buildings including St Andrews Hall, two Cathedrals and Norwich Castle. The River Wensum flows throughout the city with various pubs located along the river and with boat hire available. There are excellent transport links with Norwich train station providing a regular mainline service into London Liverpool Street, Cambridge and towards the coast. Norwich International Airport is also situated only 4 miles from the city centre. The city has two Universities including the University of East Anglia and Norwich University of The Arts. There are fantastic schools and colleges around the city and suburbs. Norfolk itself is arguably most famous for its man-made broads, a national park with over 125 miles of waterways set in beautiful countryside surrounded with charming and picturesque towns and villages with Wroxham, the capital of the broads, approximately 8 miles from the centre of Norwich.

Accommodation Comprises

Private entrance hall accessed via secure communal entrance lobby. Built in storage cupboard, radiator, entry phone.

Living Room 16'0" x 11'9"

Main living room with big front aspect window which allows much natural light. Door to private balcony, radiator.

Balcony

Private covered balcony with view out over the communal gardens.

Kitchen 8'6" x 8'2"

Separate modern kitchen with ample storage and work surface. Appliances include gas hob, oven, cooker hood, fridge/freezer and washing machine.

Bedroom One 13'9" x 8'6"

Master bedroom, front aspect window over looking the communal gardens, radiator.

Bedroom Two 7'10" x 7'2"

Good sized second bedroom, front aspect window, radiator. This room would also make an ideal home office.

Bathroom

White bathroom suite comprising bath with shower over, WC and wash basin. Radiator.

Outside

Maintained communal gardens.

Parking

One allocated private off street parking space.

Local Authority

Norwich City Council - Tax Band B

Tenure

Leasehold

125 years from 24 June 1988

Service Charge £1104 per annum includes ground rent

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	78	79
(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

Norwich City Council, Tax Band B

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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