



Heigham Grove
Norwich, NR2 3DL
Guide Price £170,000

claxtonbird
residential

Heigham Grove, Norwich, NR2 3DL

Located in the wonderful Heigham Grove area of Norwich, this fantastic second-floor apartment offers comfortable and convenient living space. The property is well-presented throughout and includes a spacious reception room, a generously sized bedroom, a modern fitted kitchen, and a four-piece bathroom suite. Additional features include gas central heating and double glazing throughout. The apartment is set within well-maintained communal gardens and comes with a unique en-bloc garage nearby, all while being just a short distance from the vibrant City Centre.

Kitchen 9'7 x 8'9 (2.92m x 2.67m)

Modern fitted kitchen comprising a range of wall and base units with work surfaces over, inset one and a half bowl stainless steel sink unit, built-in electric oven and inset gas hob with extractor hood over, plumbing for washing machine, wall-mounted gas central heating boiler, radiator, and double glazed window to side aspect.

Bathroom

Suite comprising full sized bath, separate shower cubicle, wash hand basin, WC, radiator and double glazed window to rear aspect.

Bedroom 13'5 x 10'8 (4.09m x 3.25m)

Double glazed window to side aspect and radiator.

Sitting Room 13'10 x 12'10 (4.22m x 3.91m)

Double glazed window to side aspect and radiator.

Outside

The apartment is set within well-maintained communal gardens, with a private single en bloc garage nearby.

Agents Note

Council Tax Band A

The vendor has informed us of the following lease information:

Lease Length: 125 years

Lease Remaining: 77 years The vendors have been informed that they can renew the lease to 999 years at a cost of approx. £9000

Ground Rent: £70.00 (£60.00 for the apartment / £10.00 for the garage)

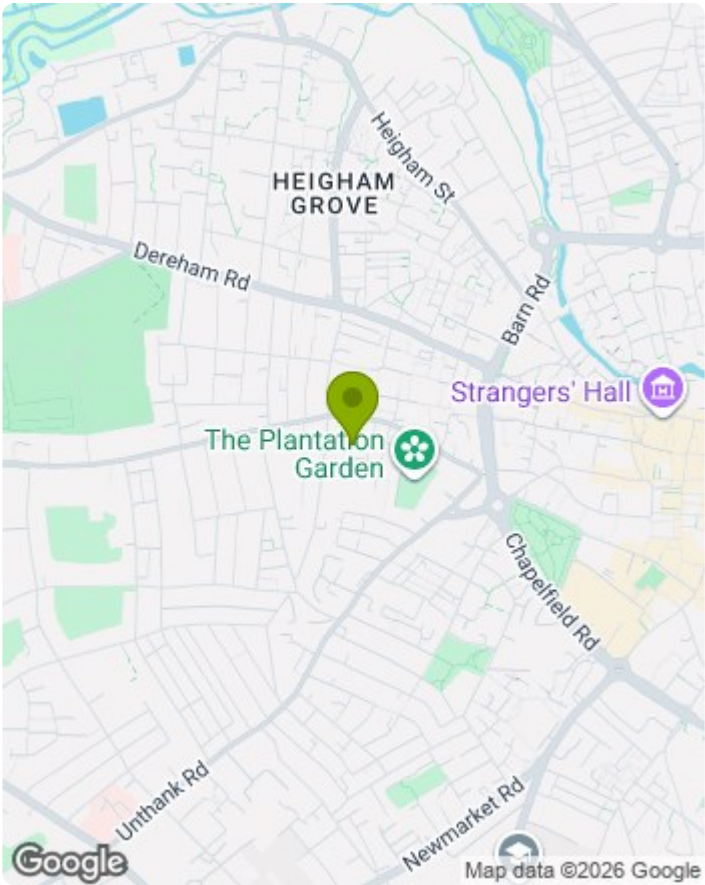
Service Charge: £1,743 (£1,366.20 for the apartment / £376.80 for the garage)



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Energy Efficiency Rating			
	Current	Potential	
Very energy efficient - lower running costs			
(92 plus) A		75	
(81-91) B			
(69-80) C			
(55-68) D	61		
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales			EU Directive 2002/91/EC

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER CLAXTONBIRD LIMITED NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

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