

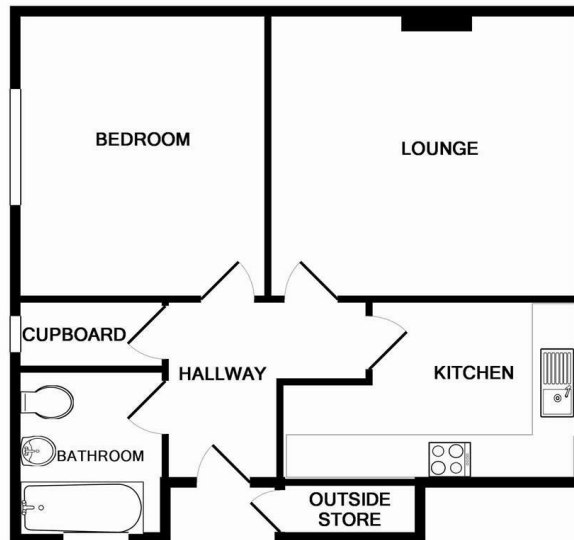


112 Earlham Court | Heigham Grove | Norwich | NR2

£130,000

Gilson Bailey are delighted to offer this spacious, ground floor, one-bedroom apartment situated in a no-through road within Norwich's sought-after Golden Triangle. Ideally located for easy access to the University, hospital, city centre and the excellent range of local shops, bars, pubs and restaurants. The property offers a private entrance, generous lounge, large double bedroom, fitted kitchen with appliances, and bathroom with shower over the bath. Further benefits include a private rear garden, double glazing and gas central heating.





TOTAL APPROX. FLOOR AREA 603 SQ.FT. (56.1 SQ.M.)

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 golden-triangle is broadly a wedge-shaped area between Earlham and Newmarket Road and is considered one of the most sought-after areas in Norwich offering a great selection of amenities to include schooling, shops, cafes, restaurants and pubs. You are close by to the centre of Norwich with ease of access to Norwich train station, A47 southern bypass, A11 and the Norfolk & Norwich University Hospital and University of East Anglia.

Accommodation Comprises

Door to

Entrance Hall

Part glazed front door to private entrance hall. Big built in storage cupboard, radiator, doors to all rooms.

Entrance Porch

Covered entrance porch. Large secure storage cupboard ideal of safe bicycle storage.

Kitchen 12'1" x 7'6"

Fitted kitchen with ample storage and work surface. Appliances include electric hob, oven, washing machine, fridge and microwave. Extensive tiling, radiator.

Lounge

Large lounge with big front aspect window which allows much natural light in providing the room with a bright and welcoming feel. TV / CABLE / BT points, Radiator.

Bedroom 13'1" x 11'9"

Double bedroom with large rear aspect window over looking the garden and allowing much daylight into the room. Radiator.

Main Bathroom

Modern white bathroom suite comprising bath with shower over, WC and wash basin. Extensively tiled walls, frosted window, radiator.

Garden

Private rear garden with a sunny South West aspect. Landscaped for easy maintenance with patio area.

Parking

On street permit parking.

Local Authority

Norwich City Council - Tax Band A

Tenure

Leasehold

Term: 125 years from 29 September 1977

Service Charge: £1085.80 per annum

Ground Rent: £50 half yearly

Utilities

Ultrafast 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.



Local Authority

Norwich City Council - Tax Band A

Tenure

Leasehold

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	74
(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 	

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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