



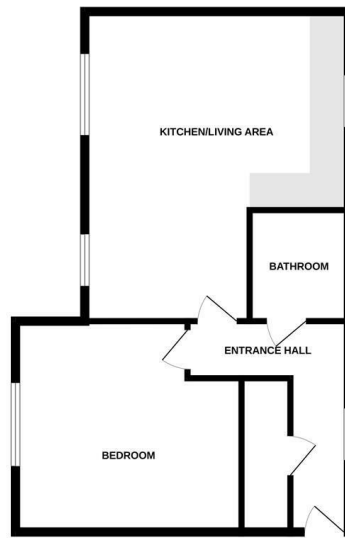
15 Juby Court | | Norwich | NR6 7FS

£112,500

****75% SHARED OWNERSHIP IN EXCELLENT ORDER THROUGHOUT**** Gilson Bailey are delighted to offer this stunning, spacious and beautifully presented, one bedroom first floor apartment, set within a modern development in the highly sought-after suburb of Old Catton. Offering stylish, light and airy accommodation in excellent condition throughout, this fantastic home represents an ideal opportunity for first-time buyers looking to take their first step onto the property ladder. The accommodation comprises secure intercom entry, a welcoming entrance hall enjoying lovely non-overlooked views, a fantastic open-plan lounge/kitchen/diner providing the perfect sociable space for relaxing, cooking and entertaining, a generous double bedroom and a modern bathroom. Outside, the property further benefits from its own off-road parking space, while additional advantages include gas central heating and double glazing. The apartment is available on a 75% shared ownership basis, based on a full market value of £150,000, with a monthly rent payable of £105.50 on the remaining share, and there is also the exciting option to staircase to 100% ownership early. Combining modern living, excellent presentation and a desirable Old Catton location with an affordable route into home ownership, this superb apartment is one not to be missed, so be quick to book a viewing and call today for further information!



FIRST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of areas, volumes, floors 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 and no guarantee as to their operation or efficiency can be given. Made with Metaphor 12/2019

Location

Old Catton is located to the North of Norwich close by to many local amenities including schooling, parks, convenient shops, Morrison's supermarket, local pubs and restaurants. There is ease of access to Norwich ring road and NDR with regular public transport links to and from the city centre.

Accommodation Comprises

Secure intercom entry with stairs to first floor. Front door to:

Entrance Hall

Doors to kitchen/living area, bedroom, bathroom and large cupboard.

Kitchen/Living Area 19'8" x 16'9"

Fitted wall and base units with worktops over, sink and drainer, fitted hob and oven, space for fridge/freezer and washing machine, three double glazed windows, two radiators.

Bedroom 14'5" x 13'2"

Double glazed window, radiator.

Bathroom 6'11" x 6'2"

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

Outside

Off road parking space and visitors parking.

Local Authority

Broadland District Council, Tax Band A.

Tenure

Leasehold - Term 125 years from June 2022. Please note service/maintenance charges are £162.46 per month and a monthly rental payment of £105.50. For further information, please contact the office.

Utilities

Fibre to the property.
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) A		
(81-91) B	84	84
(69-80) C		
(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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