



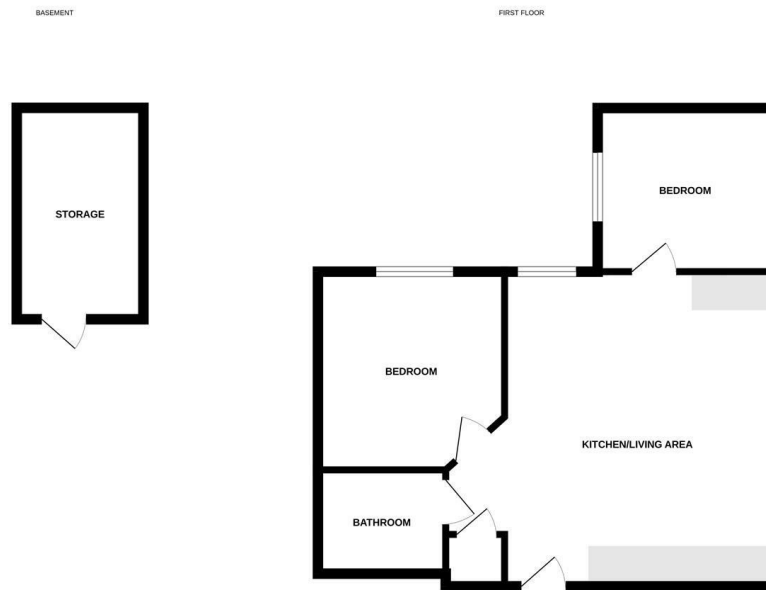
21 Blazer Court Northumberland Street | | Norwich

LN2 4BB

£180,000

****SPACIOUS APARTMENT WITH ALLOCATED PARKING**** Gilson Bailey are delighted to offer this stunning and exceptionally spacious two-bedroom first-floor apartment enjoying a prime position to the west of Norwich, just a short walk from the vibrant City Centre. Beautifully presented throughout, the property features secure intercom entry leading to a generous open-plan kitchen/living space flooded with natural light — perfect for modern living and entertaining — alongside two well-proportioned bedrooms and a sleek, contemporary bathroom. Externally, the apartment benefits from an allocated parking space and a substantial basement storage area, adding valuable practicality. With double glazing, electric heating and immaculate condition throughout, this superb home offers an outstanding opportunity for first-time buyers or savvy investors alike — early viewing is highly recommended.





Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 for 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

Blazer Court is situated close by to many local amenities including schooling, popular local shops, pubs, restaurants and supermarkets and is within walking distance to the city centre. There is also good access to the Norwich Ring Road, University of East Anglia and the Norfolk and Norwich University Hospital.

Accommodation Comprises

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

Open Plan Kitchen/Living Area 19'0" x 17'8"

Fitted base units with worktops over, sink and drainer, fitted hob and oven, space for fridge and washing machine, two electric heaters, double glazed window.

Bedroom One 11'1" x 10'5"

Double glazed window, electric heater.

Bedroom Two 9'10" x 9'2"

Double glazed window, electric heater.

Bathroom 7'2" x 5'10"

Panelled bath with shower over, low level WC, hand wash basin, heated towel rail.

Outside

One allocated parking space.

Local Authority

Norwich City Council, Tax Band B.

Tenure

Leasehold

Term: 125 Years from 01 January 2009

Service Charge: £1500 per annum

Ground Rent: £100 per annum

Utilities

Fibre to the property.

Mains electric and water.



Energy Efficiency Rating

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

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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