



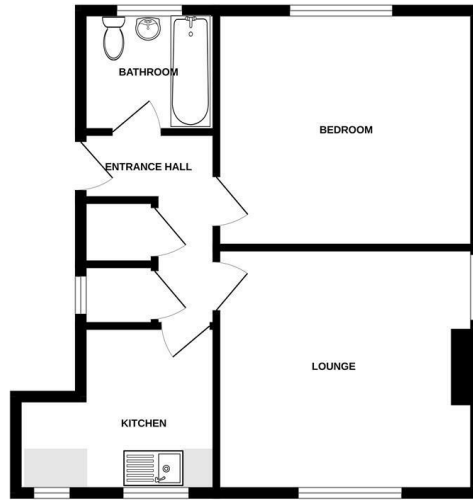
## 18 Christopher Close | | Norwich | NR1 2PQ

### Guide Price £140,000

**\*\*GUIDE PRICE £140,000 - £150,000 FIRST FLOOR FLAT WITH A GARDEN AND NO ONWARD CHAIN\*\*** Gilson Bailey are delighted to present this well-presented one-bedroom first-floor flat, ideally positioned within a highly sought-after south city location, just a short and convenient walk from Norwich City Centre and its wide range of amenities. The property offers well-planned accommodation comprising an entrance hall, a bright and welcoming lounge, fitted kitchen, generous double bedroom and a bathroom, all presented in good order throughout. Externally, the flat further benefits from a handy lawned front garden and permit parking, adding to the overall convenience of the location. Additional features include double glazing, gas central heating, a large insulated loft providing useful storage potential and the advantage of being offered with no onward chain. This attractive property would make an ideal first-time purchase or a strong buy-to-let investment, and early viewing is highly recommended to fully appreciate the location and accommodation on offer.



## FIRST FLOOR



Whilst every effort has been made to ensure the accuracy of the description 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 a guide for any prospective purchaser. The services, fixtures and appliances shown here are not intended and no guarantee is to their operation or efficiency can be given. Made with Metropac CAD2000

### Location

Christopher Close can be found to the south of Norwich within walking distance of the City, bus station and Chapelfield shopping centre and gardens. Local amenities include schooling, popular shops, pubs, restaurants and supermarkets. There is ease of access to Norwich train station, Riverside complex, A47 southern bypass and Norwich Ring Road.

### Accommodation Comprises

Communal entrance with stairs to first floor. Front door to:

#### Entrance Hall

Doors to lounge, kitchen, bedroom, bathroom and two large cupboards.

#### Lounge 13'3" x 12'6"

Two double glazed windows, radiator, feature fireplace, stripped flooring.

#### Kitchen 10'3" x 8'3"

Fitted wall and base units with worktops over, sink and drainer, space for cooker and washing machine, double glazed window, radiator.

#### Bedroom 13'3" x 12'4"

Double glazed window, radiator.

#### Bathroom 6'9" x 5'11"

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

### Outside

Lawned garden with mature plants and permit on street parking.

### Local Authority

Norwich City Council, Tax Band A.

### Tenure

Leasehold - From 24 March 2020 until 28 September 2192. Please note service/maintenance charges are £1010.06 (including £111.60 to reserve fund) and ground rent is N/A. For further information, please contact the office.

### Utilities

Full fibre broadband available.  
Mains gas, water and electric.




**Local Authority**

Norwich City Council, Tax Band A

**Tenure**

Leasehold

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			<b>73</b>
(55-68) <b>D</b>	<b>59</b>		
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	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.