Earlham Court Heigham Grove I I Norwich I NR2 3DJ

Offers In Excess Of £170,000

SPACIOUS FLAT WITH GARDEN TUCKED AWAY IN THE GOLDEN TRIANGLE
Gilson Bailey are delighted to offer this spacious, light and beautifully presented, one bedroom first floor flat, pleasantly tucked away within the highly sought-after Golden Triangle area of Norwich and offered with the welcome advantage of no onward chain. Offering bright and well-proportioned accommodation, the property comprises a welcoming entrance hall, generous lounge with plenty of natural light, fitted kitchen, good-sized bedroom and bathroom, creating a comfortable and easy-to-manage home. Outside, residents have access to communal gardens to the rear, providing a pleasant outdoor space to enjoy, while permit parking is also available. Further benefits include double glazing, gas heating and a long lease. Combining excellent presentation, spacious accommodation, a peaceful tucked-away position and a highly desirable Golden Triangle location, this attractive chain-free flat would make a fantastic first-time purchase, so be quick to book a viewing.

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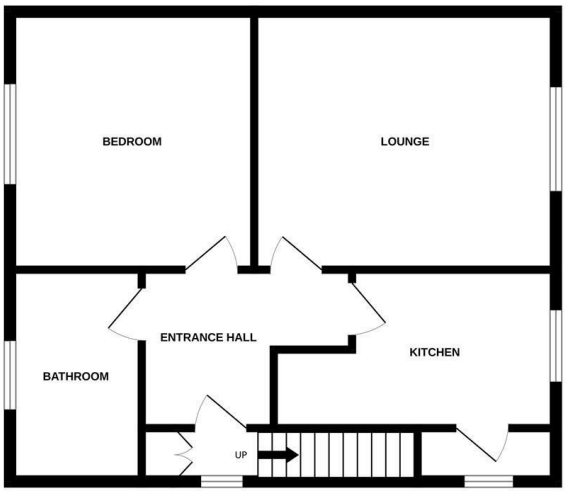
FIRST FLOOR



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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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
Front door to:

Entrance Hall
With stairs to first floor landing.

Lounge 14'5" x 12'4"
Double glazed window, radiator.

Kitchen 13'6" x 7'7"
Fitted base units with worktops over, sink and drainer, space for cooker, fridge/freezer and washing machine, double glazed window, pantry cupboard.

Bedroom 12'4" x 11'8"
Double glazed window, radiator.

Bathroom 10'2" x 6'3"
Panelled bath with shower over, low level WC, hand wash basin, radiator, frosted double glazed window.

Outside
Communal gardens to the rear and permit on street parking.

Local Authority
Norwich City Council, Tax Band A.

Tenure
Leasehold
Term: 999 years from 29 September 1977
Service Charge: £100 per month
Ground Rent: N/A

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.

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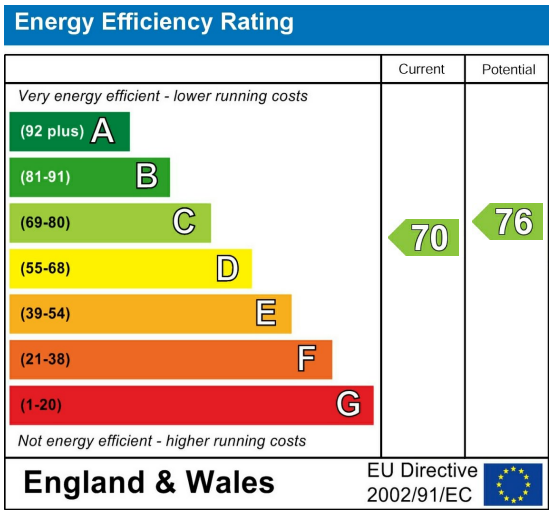

Local Authority

Norwich City 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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