



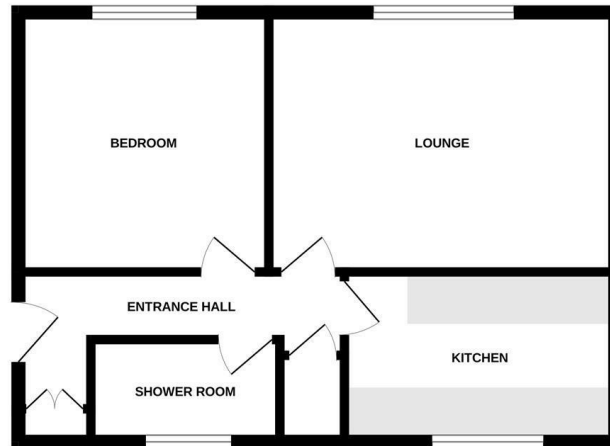
**17 Briar Court Guardian Road | | Norwich | NR5 8PR**

**Guide Price £115,000**

**\*\*GUIDE PRICE £115,000 - £125,000 GROUND FLOOR FLAT WITH OFF ROAD PARKING\*\*** Gilson Bailey are delighted to offer this well-presented one-bedroom ground floor flat, ideally situated to the west of Norwich. The accommodation comprises an entrance hall, a bright and comfortable lounge, fitted kitchen, double bedroom and a modern shower room, all presented in excellent condition throughout. Outside, the property benefits from one allocated parking space and well-maintained communal gardens. With double glazing and electric heating, this superb flat would make an ideal first-time purchase or buy-to-let investment – early viewing is highly recommended.



## GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of plots, sections, areas 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 inspected and no guarantee as to their condition or efficacy can be given. Made with Metropac (2020)

### Location

Briar Court can be found to the west of Norwich close by to a good range of popular local amenities including schooling, shops, supermarkets, pubs and restaurants. There is easy access onto the Norwich Ring Road and both the Norfolk & Norwich University Hospital and University of East Anglia.

### Accommodation Comprises

Communal entrance with front door to:

#### Entrance Hall

Doors to lounge, kitchen, bedroom and shower room.

#### Lounge 13'8" x 10'8"

Double glazed window, electric heater.

#### Kitchen 10'7" x 6'11"

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

#### Bedroom 10'6" x 10'4"

Double glazed window, electric heater.

#### Shower Room 7'4" x 4'4"

Walk in shower cubicle, low level WC, hand wash basin, heated towel rail, frosted double glazed window.

### Outside

Allocated parking space and communal gardens.

### Local Authority

Norwich City Council, Tax Band A.

### Tenure

Leasehold - Term 120 years from 1 April 1983. Please note ground rent is £115 per annum and service/maintenance charges are £110 per annum. For further information, please contact the office.

### Utilities


Fibre to property.  
Mains 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		77
(55-68) <b>D</b>	66	
(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	

### 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.