



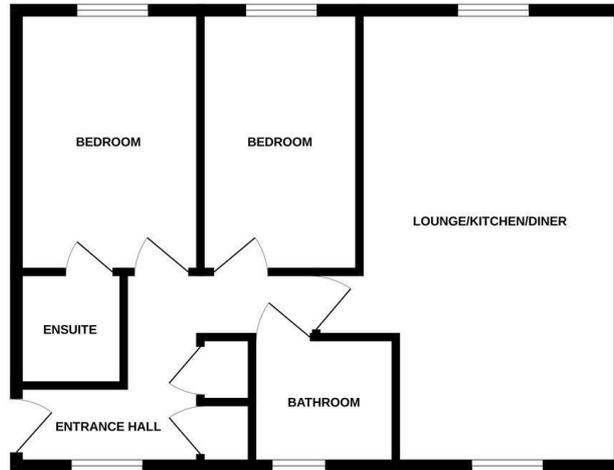
## 3 Falcon Crescent | Costessey | Norwich | NR8 5GX

### Offers In Excess Of £150,000

**\*\*GUIDE PRICE £160,000 - £170,000 GROUND FLOOR FLAT OFFERED WITH NO ONWARD CHAIN\*\*** Gilson Bailey are delighted to present this spacious two-bedroom ground floor flat, ideally positioned on the ever-popular Queens Hills development. Offering secure intercom entry, a private entrance hall and a bright open-plan lounge/kitchen/diner, the property also features two well-proportioned bedrooms, including a principal bedroom with en-suite shower room, plus a modern bathroom. Outside provides the convenience of an off-road parking space. With double glazing, gas heating, a long lease and no onward chain, this superb flat represents an excellent first-time purchase or buy-to-let investment. Early viewing is highly recommended.



## GROUND FLOOR



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, doors 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 here are not tested and no guarantee as to their condition or efficacy is to be given. Made with Metropac (2022)

### Location

This sought after development is situated west of the Cathedral City centre of Norwich on the outskirts of Costessey, you are within easy reach of a good selection of amenities including primary schools, supermarkets, various retail outlets at the Longwater Retail Park and also excellent public transport from Queens Hills in and out of Norwich City centre with ease of access onto the A47 southern bypass.

### Accommodation Comprises

Secure intercom entry. Front door to:

#### Entrance Hall

Doors to lounge/kitchen/diner, two bedrooms and bathroom.

#### Lounge/Kitchen/Diner 21'9" x 14'2"

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

#### Bedroom One 12'3" x 8'7"

Double glazed window, radiator, cupboard.

#### En-Suite 5'3" x 5'0"

Shower cubicle, low level WC, hand wash basin, radiator, extractor fan.

#### Bedroom Two 11'8" x 7'3"

Double glazed window, radiator.

#### Bathroom 6'7" x 6'2"

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

### Outside

One off road parking space.

### Local Authority

South Norfolk District Council, Tax Band B.

### Tenure

Leasehold- Term 999 years from 1 January 2016. Please note ground rent and service/maintenance charges £1977.63 per annum. For further information, please contact the office.

### Utilities

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


**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>82</b>	<b>82</b>
(69-80) <b>C</b>		
(55-68) <b>D</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	

**Local Authority**

South Norfolk District 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.