



## 27 Woodpecker Way | Costessey | Norwich | NR8 5FD

**£170,000**

**\*\*EXCELLENT FIRST TIME PURCHASE WITH OFF ROAD PARKING\*\*** Gilson Bailey are delighted to offer this well-presented and spacious two-bedroom first-floor apartment, ideally located within the highly sought-after Queens Hills estate. The accommodation comprises a welcoming entrance hall, an open-plan lounge/kitchen/diner perfect for modern living, a stylish bathroom and two generously sized bedrooms, with the principal bedroom benefiting from an en-suite shower room. Externally, the property enjoys the convenience of an allocated off-road parking space. Further features include double glazing, gas central heating, a long lease and excellent condition throughout, making this an ideal first-time purchase or an attractive buy-to-let investment. Early viewing is strongly recommended to avoid disappointment.



## FIRST FLOOR



Whilst every care has been made to ensure the accuracy of the description contained here, measurements of rooms, windows, doors and any other items are approximate and no responsibility is taken for any errors. Prospective purchasers should satisfy themselves as to the accuracy of the information given. Made with Metrixplan C2020

## 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 with stairs to first floor. Front door to:

### Entrance Hall

#### Lounge/Kitchen/Diner 21'3" x 12'1"

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

#### Bedroom One 11'10" x 9'2"

Double glazed window, radiator, built in wardrobe.

#### En-Suite 7'2" x 5'1"

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

#### Bedroom Two 11'10" x 7'11"

Juliet balcony, radiator.

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

Panelled bath with shower over, low level WC, hand wash basin, radiator.

## Outside

One allocated parking space.

## Local Authority

South Norfolk District Council, Tax Band D.

## Tenure

Leasehold- Term 999 years from 1 January 2016. Please note ground rent and service/maintenance charges £1300 per annum. For further information, please contact the office.

## Utilities

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



### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	83	83
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Local Authority

South Norfolk District Council, Tax Band D

### 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.

<https://www.gilsonbailey.co.uk>  
 01603764444