



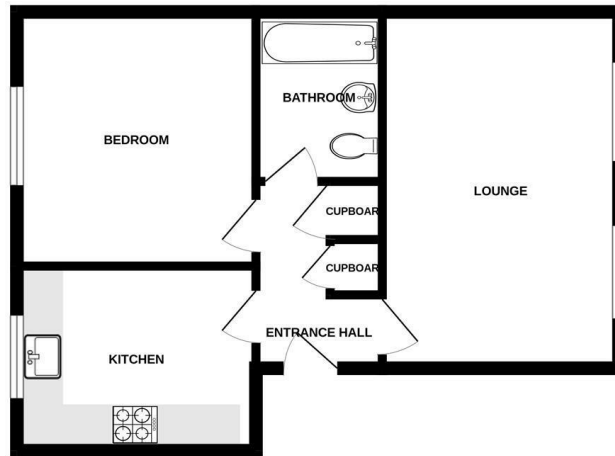
42 Scott Road | | Thorpe Park | NR1 1YR

£135,000

****IDEAL FIRST TIME BUY WITH OFF ROAD PARKING**** Gilson Bailey are delighted to present this well presented one-bedroom first-floor apartment, ideally positioned within the highly sought-after Thorpe Park development, just a short walk from the City Centre. Accessed via secure intercom entry, the accommodation offers a private entrance hall, impressive lounge filled with natural light, modern fitted kitchen, generous bedroom and a bathroom. Externally, the property benefits from an allocated parking space and well-maintained communal gardens. With double glazing, gas central heating and presented in excellent condition throughout, this superb apartment would make an ideal first-time purchase or buy-to-let investment. Early viewing is highly recommended to fully appreciate the quality and prime location on offer.



FIRST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of plans, windows, doors 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 such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given. Made with Metaplan (2020)

Location

Scott Road is situated close by to many local amenities including schooling, popular pubs, restaurants, Riverside Development and is within walking distance to the City Centre. There is ease of access to the Norwich Ring Road and A47 southern bypass.

Accommodation comprises:

Secure intercom entry with stairs to first floor. Front door to:

Entrance Hall

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

Lounge 15'5" x 10'2"

Two uPVC double glazed windows, radiator.

Kitchen 10'4" x 8'0"

Range of wall and base units, single sink and drainer, fitted oven and hob with extractor, spaces for washing machine and fridge, wall-mounted gas boiler, radiator.

Bedroom 10'11" x 10'4"

uPVC double glazed window, radiator.

Bathroom

Panelled bath with shower over, close coupled WC, hand wash basin, radiator.

Outside

There are communal well-kept mature gardens and one allocated parking space.

Local Authority

Norwich City Council, Tax Band B.

Tenure

Leasehold - Term 125 years from 25 June 1988. Please note ground rent is N/A and service charge is £1104 every per annum. For further information, please contact the office.

Utilities

Fibre to the property.
Mains gas, water and electric.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	81	81
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Local Authority

Norwich City 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.

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