



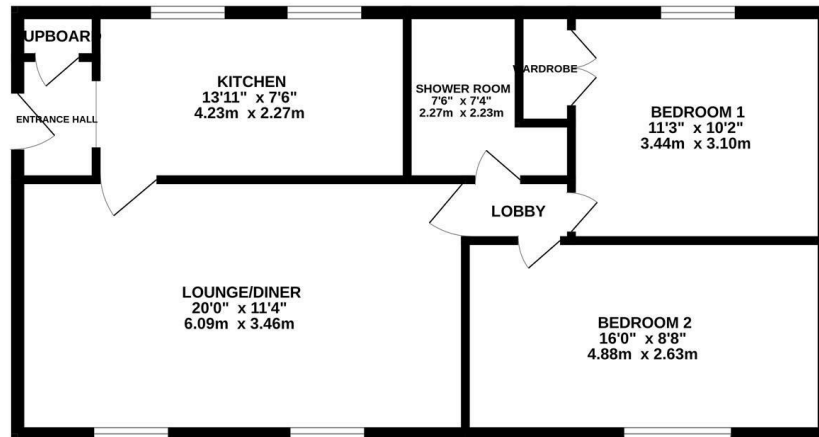
100 Munnings Road | Heartsease | Norwich | NR7

£130,000

****FIRST FLOOR FLAT OFFERED WITH NO ONWARD CHAIN**** Gilson Bailey are delighted to offer this SPACIOUS, TWO BEDROOM, FIRST FLOOR FLAT situated in the sought after Heartsease estate to the north/east of Norwich. Accommodation comprising entrance hall, lounge/diner, kitchen, TWO BEDROOMS and a bathroom. Outside there are communal gardens and on street parking available. The flat benefits from double glazing, gas heating and is OFFERED WITH NO ONWARD CHAIN. The property would make an excellent first time purchase or buy-to-let investment so be quick to book a viewing.



GROUND 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

Location Situated to the north-east of Norwich close by to a good selection of amenities including schooling, shops, popular local pubs and restaurants. There are regular public transport links to and from the City centre with ease of access to the Norwich Ring Road, Mousehold Heath and NDR.

Accommodation Comprises

Front door to:

Entrance Hall

Opening to

Kitchen 13'11" x 6'10"

Fitted base units with worktops over, sink and drainer, space for cooker, fridge and washing machine, UPVC double glazed window, door to

Lounge/Diner 20'0" x 11'4"

Two double glazed windows, two radiators, door to

Inner Lobby

Doors to bedrooms one, two and shower room.

Bedroom One 16'0" x 8'7"

Double glazed window, radiator.

Bedroom Two 10'2" x 10'10"

Double glazed window, radiator.

Shower Room

low level WC, hand wash basin, radiator, frosted double glazed window.

Outside

Communal gardens and on street parking.

Local Authority

Norwich City Council - Tax Band A

Tenure

Leasehold

Term: 125 years from 23 October 1989

Service Charge: £405pa

Ground Rent: £10pa

Utilities

Ultrafast Broadband available.


Mains water, gas and electricity.

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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	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.

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