







136 Scott Road I I Norwich I NR1 1YR

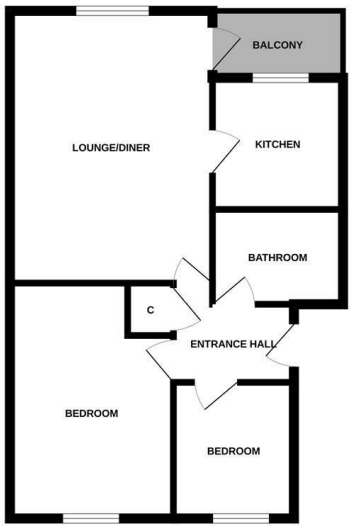
Price Guide £135,000

GUIDE PRICE: £130,000 - £140,000 **OFFERED WITH NO ONWARD CHAIN** Gilson Bailey are delighted to offer this well-presented two-bedroom second-floor apartment, ideally situated within the popular Thorpe Park development and perfectly positioned within walking distance of Norwich city centre and the train station. Offering a fantastic combination of convenience, comfort and low-maintenance living, this attractive property is ideal for first-time buyers, professionals and investors alike. The accommodation comprises secure intercom entry, a private entrance hall, a bright and spacious lounge/dining room with access to a private balcony, a fitted kitchen, two well-proportioned bedrooms and a bathroom. Externally, the property benefits from an allocated parking space and access to well-maintained communal grounds, providing pleasant surroundings for residents to enjoy. Further benefits include double glazing, gas central heating, bike shed and the added advantage of being offered with no onward chain. With excellent transport links, local amenities and Norwich's vibrant city centre all within easy reach, this superb apartment represents an excellent opportunity for those seeking a well-located home or investment property. Early viewing is highly recommended.

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SECOND 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
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 second floor. Front door to:

Entrance Hall
Doors to lounge/diner, two bedrooms and bathroom.

Lounge/Diner 16'0" x 11'8"
Double glazed window, two radiators, door to balcony.

Kitchen 7'8" x 7'8"
Fitted wall and base units with worktops over, sink and drainer, fitted hob and oven, space for fridge/freezer and integrated washing machine/dryer, double glazed window.

Bedroom One 13'8" x 8'7"
Double glazed window, radiator.

Bedroom Two 8'0" x 7'1"
Double glazed window, radiator.

Bathroom 7'8" x 5'8"
Panelled bath with shower over, low level WC, hand wash basin, radiator.

Outside
One allocated parking space and well maintained communal gardens.

Local Authority
Norwich City Council, Tax Band B.

Tenure
Leasehold - Term 125 years from 24 June 1988. Please note ground rent is N/A and service charge is £1104 per annum. For further information, please contact the office.

Utilities
Copper broadband available.
Mains gas, 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.

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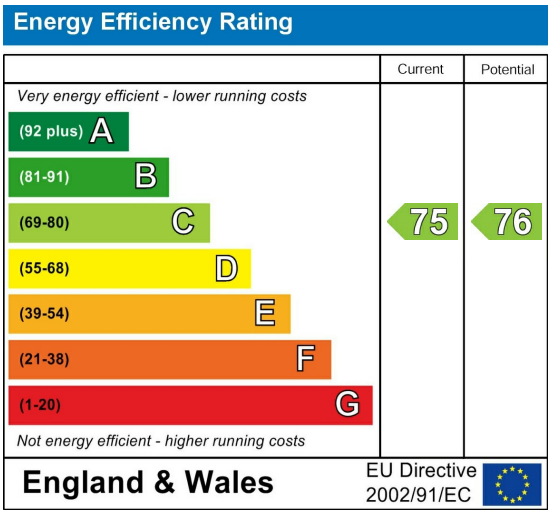












Local Authority

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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.