



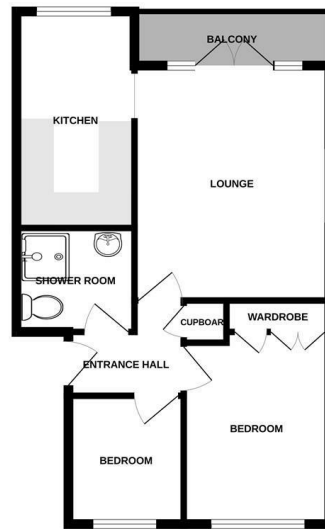
4 Pine Court Plantation Drive | | Sprowston | NR7 8JB

Offers In Excess Of £145,000

****OFFERED WITH NO ONWARD CHAIN**** Gilson Bailey are delighted to offer this well-proportioned, two bedroom first floor flat, pleasantly tucked away within a peaceful woodland setting in the sought-after suburb of Sprowston and offered with the added advantage of no onward chain. Enjoying a quiet position while remaining conveniently located for local amenities, the property is accessed via a secure communal entrance and comprises a private entrance hall, spacious lounge with access onto its own balcony, fitted kitchen, two bedrooms and a shower room. Outside, residents can enjoy the well-maintained communal lawned gardens, while the property also benefits from one allocated off-road parking space and additional visitors' parking. Further benefits include double glazing and gas heating. With its tranquil woodland surroundings, private balcony, practical accommodation and useful parking, this chain-free flat would make an excellent first-time purchase or buy-to-let investment, so be quick to book a viewing.



FIRST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of areas, volumes, heights and any other details 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 accuracy, validity and applicability of this plan are not to be relied upon for any purpose other than to provide a general guide only. Made with Metaphor 12/2019

Location

This desirable suburb lies to the north-east of Norwich and offers a good selection of amenities to include schooling for all ages, local doctors surgery, popular shops, supermarkets, pubs and restaurants. There is excellent public transport links to and from the City centre including the Sprowston Park & Ride service. There is ease of access to the Norwich Ring Road, NDR and Norfolk Broads.

Accommodation Comprises

Secure intercom entry with stairs to first floor.

Entrance Hall

Doors to lounge, two bedrooms and shower room.

Lounge 14'2" x 11'7"

Double glazed window, two radiators, door to balcony.

Kitchen 13'5" x 7'6"

Fitted wall and base units worktops over, sink and drainer, fitted hob and oven, space for fridge and washing machine, double glazed window, radiator.

Bedroom One 11'6" x 8'9"

Double glazed window, radiator, built in wardrobe.

Bedroom Two 7'10" x 6'11"

Double glazed window, radiator.

Shower Room 7'6" x 5'4"

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

Outside

Communal lawned gardens, one off road parking space and further visitors parking.

Local Authority

Broadland District Council, Tax Band B.

Tenure

Leasehold – Term 124 years from 25 December 1988. Please note ground rent is £150 per annum and service/maintenance charges are £960 per annum. For further information, please contact the office.

Utilities

Fibre to the property.
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.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	77	77
(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

Broadland 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.

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01603764444