







13 Picture House Court, Dereham Road I I Norwich

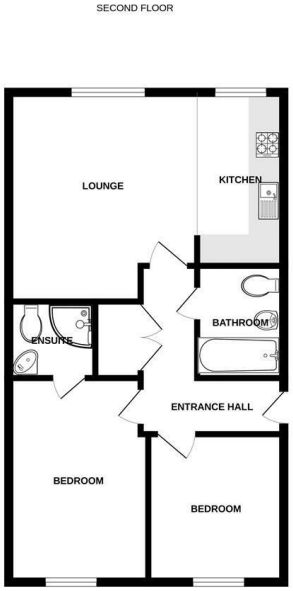
£37,500

25% SHARED OWNERSHIP Gilson Bailey are delighted to offer this attractive and well-presented, two bedroom second floor flat, ideally positioned within the highly sought-after suburb of Costessey and offered with the significant advantage of no onward chain. Providing spacious and well-planned accommodation, this appealing property presents a fantastic opportunity for first-time buyers looking to get onto the property ladder in a desirable and convenient location. Accessed via secure intercom entry, the flat comprises a welcoming private entrance hall leading into a bright and spacious open-plan lounge/kitchen, creating a wonderful sociable space for cooking, dining, relaxing and entertaining. There are also two well-proportioned bedrooms and a family bathroom, with bedroom one enjoying the added benefit of its own en-suite shower room, providing extra comfort and convenience. Outside, the property benefits from the valuable advantage of one off-road parking space, adding further practicality to everyday living. Additional benefits include double glazing and gas heating. Combining two bedrooms, two bath/shower rooms, modern open-plan living, private parking and a desirable Costessey location, this attractive chain-free flat would make a fantastic first-time purchase, so be quick to book a viewing.

Please note the 25% share reflects a full market price of £150,000 and the monthly rent payable is £442.55 per month.

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Location
Costessey can be found to the west of Norwich with a selection of amenities including good primary and secondary schooling, selection of shops, popular local pubs and restaurants, also good access to the University of East Anglia, University Hospital, A47 Southern Bypass and good public transport links in and out of the city centre.

Accommodation Comprises
Secure intercom entry with stairs to second floor. Front door to:

Entrance Hall
Doors to lounge, two bedrooms and bathroom.

Lounge 13'5" x 12'1"
Double glazed window, radiator.

Kitchen 11'1" x 5'6"
Fitted wall and and base units with worktops over, sink and drainer, fitted hob and oven, integrated fridge/freezer, washing machine and dishwasher, double glazed window, radiator, boiler.

Bedroom One 13'1" x 8'11"
Double glazed window, radiator.

En-Suite 5'6" x 4'11"
Shower cubicle, low level WC, hand wash basin, radiator.

Bedroom Two 9'6" x 8'8"
Double glazed window, radiator.

Bathroom 7'2" x 5'6"
Panelled bath with shower over, low level WC, hand wash basin, radiator.

Outside
Communal gardens and one off road parking space.

Local Authority
Norwich City Council, Tax Band A.

Tenure
Leasehold
Term: 125 years from 1 April 2008
Service Charge: £108.30 per month
Rent share payable: £442.55 per month

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.

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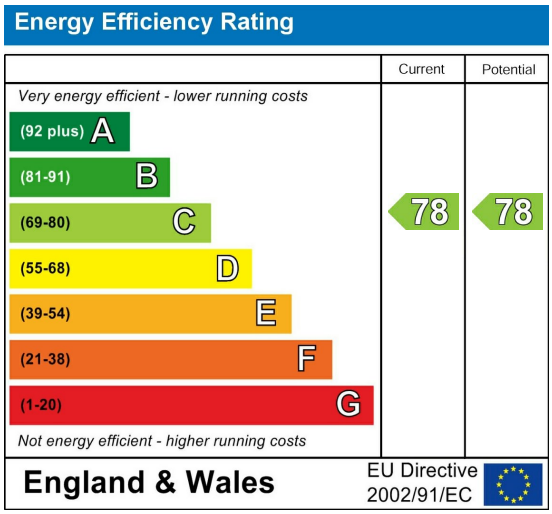












Local Authority

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.