



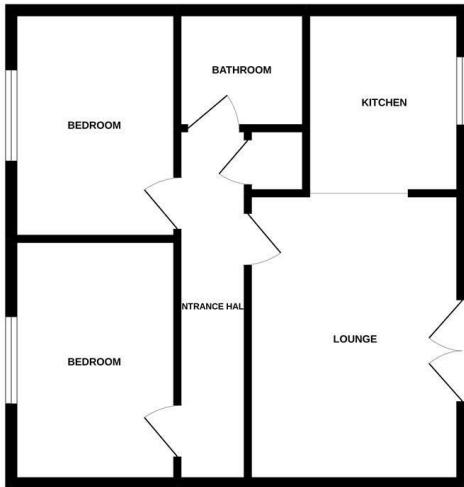
5 Bourges Court | Sprowston | Norwich | NR7 8GH

£165,000

GUIDE PRICE £165,000 - £170,000 Gilson Bailey are delighted to offer this WELL PRESENTED, TWO BEDROOM, ground floor apartment located on a modern estate in the sought after suburb of Sprowston. Accommodation comprising SECURE, INTERCOM ENTRY, ENTRANCE HALL, LOUNGE, KITCHEN, TWO BEDROOMS and a BATHROOM. Outside there are TWO TANDEM OFF ROAD PARKING SPACES. The apartment benefits from DOUBLE GLAZING, GAS HEATING and is in EXCELLENT CONDITION THROUGHOUT. The property would make a great first time purchase or buy to let investment so be quick to book a viewing.



GROUND FLOOR



Whilst every care 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 errors, omissions or inaccuracies. The floorplan is for guidance only and should not be relied on by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their condition or working order can be given.

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Location

Bourges Court is located close by to a great selection of amenities including schooling for all ages, local shops, pubs and supermarkets. You are close by to the Sprowston park-and-ride with excellent public transport links to and from the city centre. There is ease of access to the Norwich Ring Road and NDR.

Leasehold- Term 125 years from 1 January 2018.

Please note ground rent and service/maintenance charges combined are £96 per calendar month. For further information, please contact the office.

Accommodation Comprises

Secure intercom entry. Front door to:

Entrance Hall

Doors to lounge, two bedrooms and bathroom.

Lounge 13'2" x 10'2"

Patio doors to Juliet balcony, radiator.

Kitchen 9'7" x 7'6"

Fitted wall and base units with worktops over, sink and drainer, four ring gas hob with extractor over, fitted oven, space for fridge/freezer, washing machine and dishwasher.

Bedroom One 11'10" x 8'0"

Double glazed window, radiator.

Bedroom Two 11'1" x 8'0"

Double glazed window, radiator.

Bathroom 6'1" x 5'6"

Panelled bath with shower over, low level WC, hand wash basin, heated towel rail, extractor fan.

Local Authority

Broadland District Council, Tax Band B.

Tenure

<https://www.gilsonbailey.co.uk>
 01603764444



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B	81	81
(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

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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