



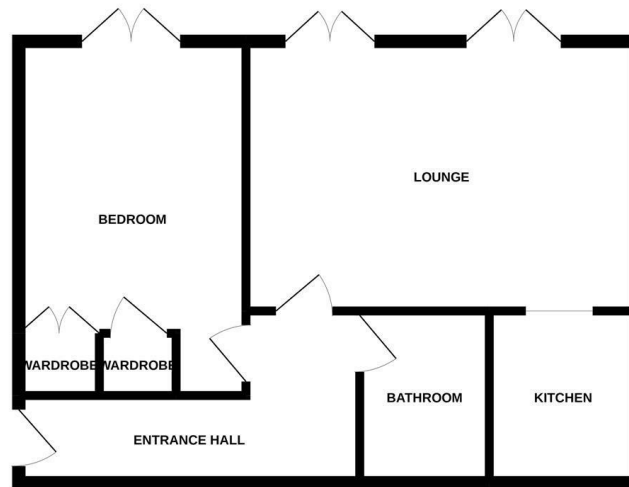
Flat 3 Quintin Gurney house Keswick Hall | Keswick Cumbria | LD16 6DP

Offers In Excess Of £115,000

****GROUND FLOOR APARTMENT WITH PATIO DOORS OUT TO STUNNING COMMUNAL GROUNDS **** Gilson Bailey are delighted to offer with no onward chain, this well presented, one bedroom, ground floor apartment situated in the much sought after development of Keswick Hall with accommodation comprising, communal entrance, entrance hall, lounge with open access to kitchen, bedroom and bathroom. The apartment benefits from double glazing, electric heating, access to swimming pool, tennis court, beautiful communal grounds and residents car park. 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 description contained here, measurements of plots, windows, doors 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 condition or efficiency can be given. Plans made with Metaphor 10/2022

Location

Quintin Gurney House can be found to the south of Norwich in the popular village of Keswick. Close by are the neighbouring villages of Eaton, Cringleford and Mulbarton offering a good selection of local amenities including schooling, shops, supermarkets, pubs and restaurants.. There is ease of access to the A47 southern bypass, University of East Anglia and the Norfolk & Norwich University Hospital.

Leasehold - Term 99 years from 01 January 1987. Please note ground rent and service/maintenance charges will apply. For further information, please contact the office.

Accommodation Comprises

Communal entrance with front door to:

Entrance Hall

Doors to lounge, bedroom and bathroom.

Lounge 15'10" x 11'10"

Patio doors to rear, storage heater, open access to:

Kitchen 7'6" x 6'6"

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

Bedroom 15'6" x 10'0"

Patio doors to rear, storage heater, built in wardrobes.

Bathroom 7'6" x 5'7"

Panelled bath with shower over, low level WC, hand wash basin, extractor.


Outside

Well maintained communal grounds with swimming pool, tennis courts, barbeque area and residents car park.

Leasehold information



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Local Authority

South Norfolk District 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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