



107 Vanguard Chase | Costessey | Norwich | NR5 0UG

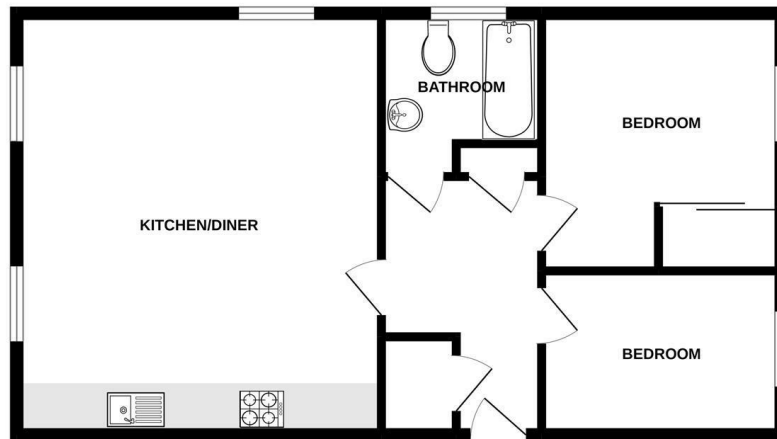
Offers In Excess Of £175,000

****SPACIOUS GROUND FLOOR APARTMENT WITH ALLOCATED PARKING****

Gilson Bailey are delighted to offer this stunning, two bedroom, ground floor apartment situated to the west of Norwich conveniently located close by to the University and the Norfolk and Norwich Hospital with accommodation comprising, entrance hall, open plan lounge/kitchen/diner, two bedrooms and a bathroom. Outside there is an allocated parking space and well maintained communal grounds. The apartment benefits from double glazing, gas heating and is in excellent condition throughout. 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 floorplans 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 a guide only 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

Vanguard Chase is situated west of the historic Cathedral City centre of Norwich in this sought after development. You are within reasonable access to local schooling, Longwater Retail Park, which includes a supermarket and there are also good public transport links in and out of the City centre plus easy access out onto the Southern Bypass.

Leasehold- Term 125 years from and including 1 January 2013. Please note ground rent and service/maintenance charges will apply. For further information, please contact the office.

Accommodation Comprises

Secure intercom entry and front door to:

Entrance Hall

Doors to lounge/kitchen/diner, two bedrooms and bathroom.

Open Plan Lounge/Kitchen/Diner 18'4" x 16'0"

Fitted wall and base units with worktops over, sink and drainer, four ring gas hob, fitted oven, integrated fridge/freezer, washing machine/dryer and dishwasher, double glazed window to front and side, radiator.

Bedroom One 11'1" x 10'5"

Double glazed window to rear, radiator, built in wardrobe.

Bedroom Two 10'5" x 7'2"

Double glazed window to rear, radiator.

Bathroom 7'2" x 6'10"

Panelled bath with shower over, low level WC, hand wash basin, radiator, frosted double glazed window to side.


Outside

Allocated parking space and communal grounds.

Leasehold Information



Energy Efficiency Rating

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

South Norfolk 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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