



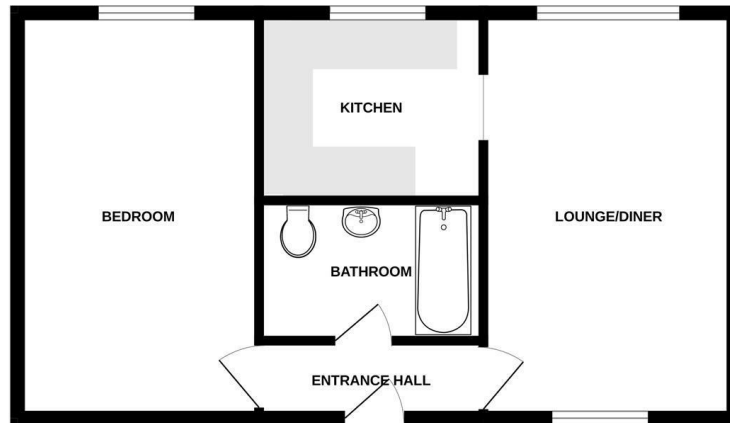
45 Dalrymple Way | | Norwich | NR6 6TR

Offers In Excess Of £115,000

****GROUND FLOOR FLAT WITH ITS OWN PRIVATE ENTRANCE**** Gilson Bailey are delighted to offer this ONE BEDROOM, GROUND FLOOR FLAT situated in a quiet cul-de-sac position to the north of Norwich. Accommodation comprising private entrance hall, lounge/diner, kitchen, bedroom and bathroom. Outside there is ONE OFF ROAD PARKING SPACE and communal gardens. The flat benefits from double glazing, gas heating and is OFFERED WITH NO ONWARD CHAIN. 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 floorplan contained herein, 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 such 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.
Made with Metropix C5224

Location

Dalrymple Way is situated close by to many local amenities including schooling, popular local shops, parks, pubs, restaurants and supermarkets and has great public transport links to and from the City centre. There is ease of access to the Norwich Ring Road, Norwich International Airport and the NDR.

Accommodation Comprises

Front door to:

Entrance Hall

Doors to lounge/diner, bedroom and bathroom.

Lounge/Diner 16'2" x 9'11"

Two double glazed windows, radiator.

Kitchen 7'6" x 7'2"

Fitted wall and base units with worktops over, sink and drainer, space for cooker, fridge and washing machine, double glazed window.

Bedroom 16'2" x 8'9"

Double glazed window, radiator.

Bathroom 6'11" x 5'6"

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

Outside

One off road parking space and communal gardens.

Local Authority

Norwich City Council, Tax Band A.


Tenure

Leasehold - 125 years from 1 June 1987. Please note service/maintenance charges for 23/24 are £1070 per annum and ground rent is £60 per annum. For further information, please contact the office.

Utilities

Superfast fibre broadband available.
Mains water and electric.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	73	75
(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

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.