



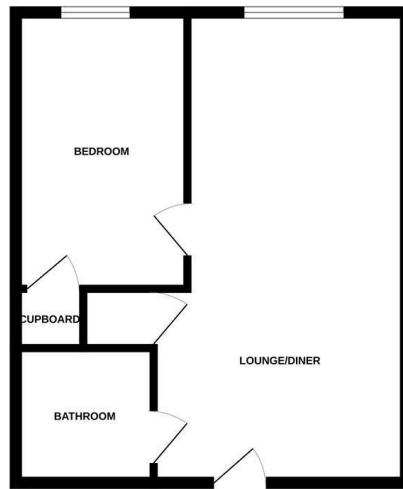
## 23 Blazer Court Northumberland Street | | Norwich

**Guide Price £140,000**

**\*\*GUIDE PRICE £140,000-£150,000 - SPACIOUS FLAT WITHIN WALKING DISTANCE TO THE CITY\*\*** Gilson Bailey are delighted to offer this SPACIOUS and WELL-PRESENTED ONE bedroom apartment located to the west of Norwich. Accommodation comprising OPEN PLAN 21" lounge/kitchen/diner, bedroom, bathroom and a basement storage unit. Outside there is one ALLOCATED PARKING SPACE. The property benefits from double glazing and is in EXCELLENT DECORATIVE ORDER throughout making it a great first-time purchase or buy-to-let investment so be quick to book a viewing.



## GROUND FLOOR



While every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of floors, walls, doors and any other items are approximate and not responsibility to us for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such for any prospective purchase. The services, systems and appliances shown here are not intended and no guarantee as to their condition or fitness can be given.  
Made with Hxtape 12/24

**Location**

Blazer Court is situated close by to many local amenities including schooling, popular local shops, pubs, restaurants and supermarkets and is within walking distance to the city centre. There is also good access to the Norwich Ring Road, University of East Anglia and the Norfolk and Norwich University Hospital.

Please note electric radiators are not included within the sale.

**Accommodation Comprises**

Secure intercom entry, staircase to first floor, front door to:

**Open Plan Lounge/Kitchen/Diner 12'2" x 22'7"**

Fitted base units with work tops over, sink and drainer, four ring electric hob, integrated fridge and washing machine, double glazed window.

**Bedroom**

Double glazed window.

**Bathroom**

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

**Basement Storage Unit****Outside**

One allocated parking space.

**Tenure**

Leasehold  
Term: 125 Years from 01 January 2009  
Service Charge: £897.10pa  
Ground Rent: £ 100pa


**Local Authority**

Norwich City Council - Tax Band A

**Agents Note**

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


**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>83</b>	<b>87</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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.