

propertyladder



Cecil Gowing Court, Cannerby Lane, NR7 8NA

1 Bedroom, Ground Floor Flat!

GUIDE PRICE £135,000 leasehold



BRITISH
PROPERTY
AWARDS

2023 & 2024



GOLD WINNER

ESTATE AGENT
IN NORWICH
(NR10-16)

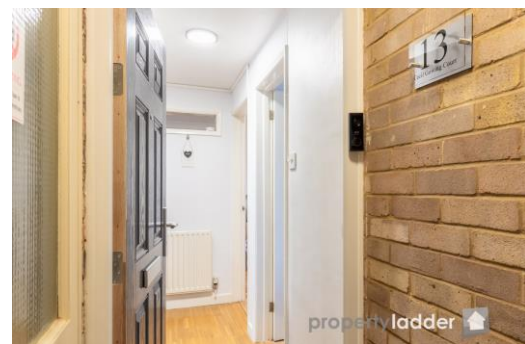
GROUND FLOOR FLAT!

This charming property presents an excellent opportunity for a variety of potential buyers, whether you're a first-time buyer, looking to move homes, or seeking a promising investment. The residence features a double bedroom, the modern shower-room is designed with contemporary fixtures and fittings, ensuring a comfortable and stylish space for your daily routines.

The compact kitchen is efficiently laid out, making the most of the available space while still offering all the necessary amenities for cooking. Additionally, the bright and airy sitting room is perfect for unwinding after a long day, with plenty of natural light creating a warm and inviting atmosphere.



“whether you're a first-time buyer, looking to move homes or seeking a promising investment.”



Overview

- GROUND FLOOR
- LONG LEASE REMAINING - 949 YEARS
- LOW ANNUAL SERVICE CHARGE - £640
- LOW ANNUAL GROUND RENT - £20
- GREAT LOCATION
- EN-BLOC GARAGE
- AMPLE BUS ROUTES
- EPC - D
- VIEWINGS ESSENTIAL!





Location

The property is located within short distance of shops, cafe's, supermarkets, dental & doctors surgeries, whilst also being on a main and frequent bus route to the city centre or beyond.

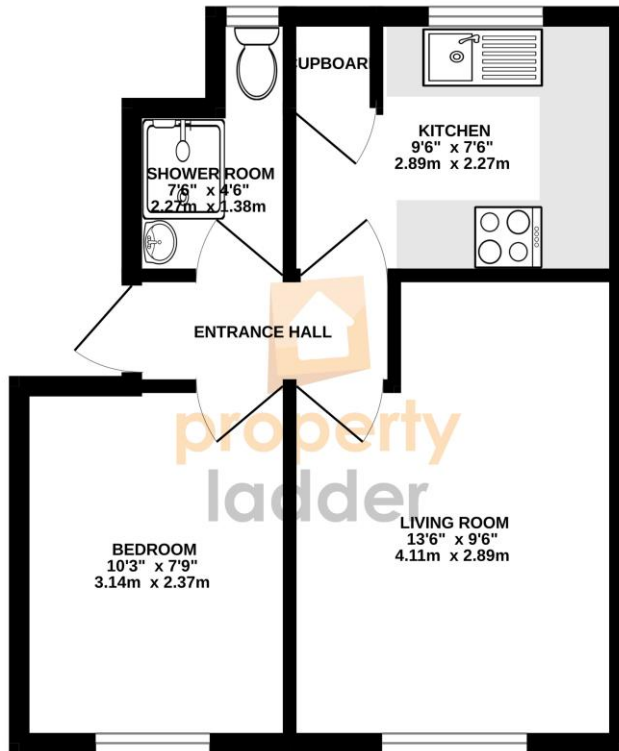


Outside

The property benefits from an en-bloc garage and communal garden space.

Length Of Lease: 999 years from 31 July 1974
 Lease Years Remaining - 949 years remaining
 Ground Rent (£PA): £20
 Service Charge (£PA): £640 (inclusive of buildings insurance).

GROUND FLOOR
321 sq.ft. (29.8 sq.m.) approx.



TOTAL FLOOR AREA : 321 sq.ft. (29.8 sq.m.) approx.

Whilst every attempt 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 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.
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FULL EPC AVAILABLE UPON REQUEST

COUNCIL TAX BAND: A

LOCAL AUTHORITY: BROADLAND DISTRICT COUNCIL

SERVICES CONNECTED: MAINS WATER, MAIN DRAINS, MAINS ELECTRICITY, MAINS GAS

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

Selling your home?

If you are considering selling your home, please contact us for your no obligation free market appraisal.

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