propertyladder









Cecil Gowing Court, Sprowston, NR7

A One Bedroom Ground Floor Apartment

£130,000 LEASEHOLD

BRITISH PROPERTY AWARDS
2023, 2024 & 2025
★ ★ ★ ★ ★
GOLD WINNER
ESTATE AGENT IN NORWICH (NR10-16)

Practical, Convenient & Well Placed

An appealing ground-floor home in a convenient Sprowston location, offering an excellent opportunity for first-time buyers, downsizers or investors.

Cecil Gowing Court is a practical and manageable home, with accommodation comprising a bright sitting room, a fitted kitchen, a double bedroom and a modern shower room.

The sitting room provides a comfortable space to relax, with natural light helping to create a pleasant living environment. The kitchen is compact and efficiently arranged, making good use of the available space and providing the essentials for everyday cooking.

The double bedroom offers space for bedroom furniture, while the modern shower room is fitted with contemporary fixtures and fittings.

Conveniently positioned for local shops, supermarkets and everyday amenities, with frequent bus services nearby providing access to Norwich city centre and beyond.

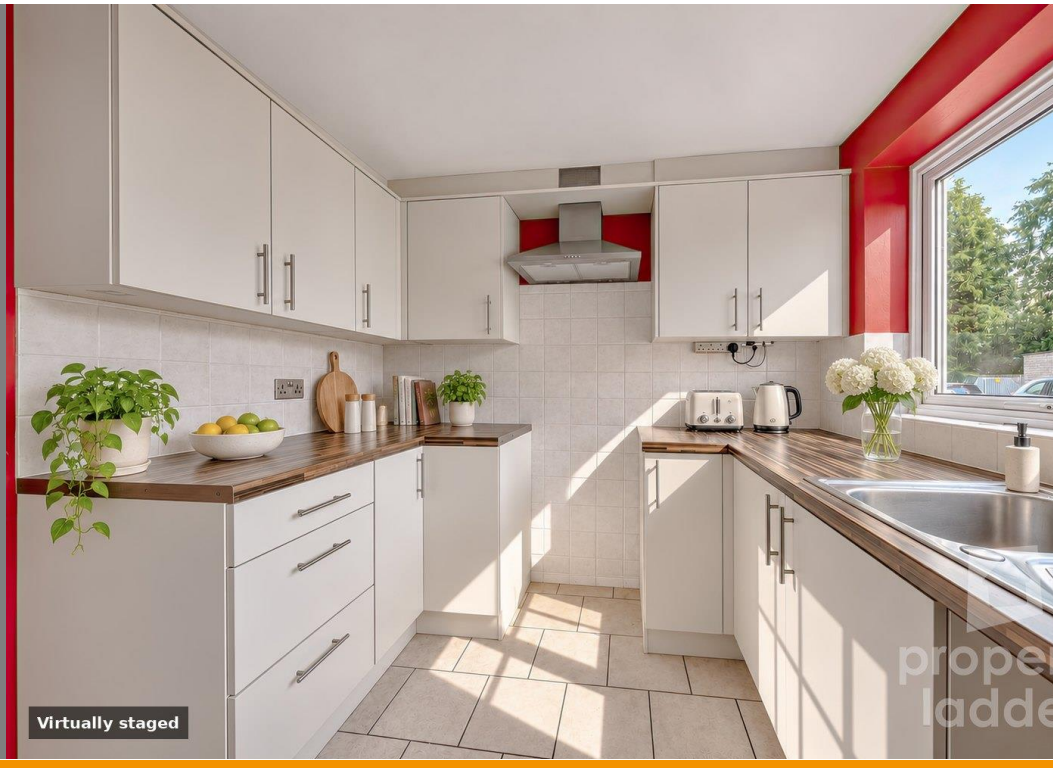
Offering straightforward accommodation, useful outside benefits and a convenient location, this is a property well worth viewing.



"A practical and manageable home in a convenient Sprowston location"



- One Bedroom Ground Floor Apartment
- Bright Sitting Room
- Fitted Kitchen
- Double Bedroom
- Modern Shower Room
- Communal Gardens & En-Bloc Garage
- Close To Local Shops, Amenities & Bus Routes
- Ideal For First-Time Buyers, Downsizers or Investors



Location

Cecil Gowing Court is situated in Sprowston, a popular residential area to the north-east of Norwich. The property is conveniently placed for a range of everyday amenities, with local shops, cafés, supermarkets and essential services including dental and doctors' surgeries all within a short distance.

The location is particularly useful for those relying on public transport, with the property close to a main bus route offering frequent services into Norwich city centre and onwards to surrounding areas.

Norwich itself provides an extensive choice of shopping, restaurants, leisure facilities and cultural attractions, all within easy reach.

Combining convenient local amenities with regular transport links, this is a practical location for a range of buyers.











Outside

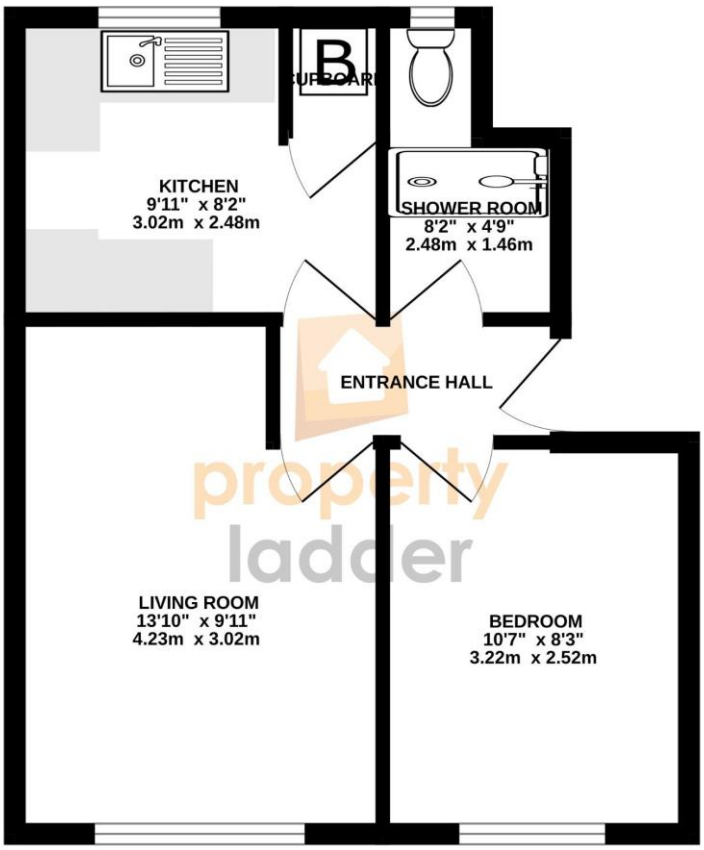
Outside, the property benefits from communal garden space and the added advantage of an en-bloc garage, providing useful storage or secure parking.

Leasehold

The property also benefits from attractive leasehold arrangements -

Length Of Lease:
999 years from 31 July 1974
Lease Years Remaining:
949 years remaining

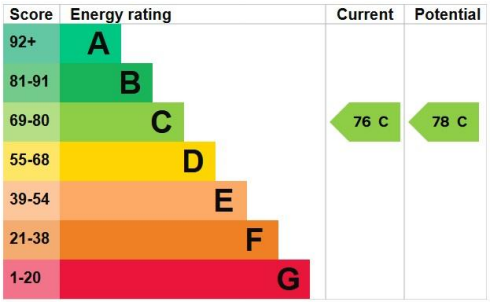
GROUND FLOOR
353 sq.ft. (32.8 sq.m.) approx.



TOTAL FLOOR AREA : 353 sq.ft. (32.8 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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EPC available upon request



Council Tax Band: A

Local Authority: Broadland District Council

Services Connected: Electric Heating, Mains Electric, Mains Water, Mains Sewerage



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