

Arnolds | Keys



53 Ingram Court, Hall Road, Norwich, NR1 2PY

Guide Price £125,000

- NO ONWARDS CHAIN
- POPULAR SOUTH CITY LOCATION
- BRIGHT AND MODERN ACCOMMODATION
- OFF ROAD PARKING
- FIRST FLOOR APARTMENT
- TWO BEDROOMS
- IDEAL FIRST TIME BUY OR INVESTMENT OPPORTUNITY

53 Ingram Court, Norwich NR1 2PY

NO ONWARD CHAIN A bright and well presented first floor apartment offering an ideal first time buy or investment opportunity with easy access to Norwich City Centre.



Council Tax Band: B



DESCRIPTION

Situated in a popular South City location with easy access into Norwich City Centre, this two bedroom first floor apartment offers modern, bright and airy accommodation with entrance hall, bathroom, two bedrooms, living room with bay window and kitchen. Further benefitting from off road parking this property presents the ideal opportunity for first time buyers or investors. This property is also being sold with no onwards chain.

ACCOMMODATION

ENTRANCE HALL

Timber door to front entrance, carpet flooring, radiator, airing cupboard with shelving units.

LOUNGE

Double glazed bay window to rear aspect, carpet flooring and radiator. Open to:

KITCHEN

Double glazed window to rear aspect. Comprising wall and base units with space for undercounter fridge freezer and plumbing for washing machine. Built in electric oven and hob with extractor fan over. Stainless steel sink with inset drainer, vinyl flooring.

BEDROOM 1

Double glazed window to front aspect, carpet flooring and radiator.

BEDROOM 2

Double glazed window to front aspect, carpet flooring and radiator.

BATHROOM

Three piece suite comprising WC, wash hand pedestal basin and bath with electric Triton shower over. Vinyl flooring and radiator.

AGENTS NOTES

Mains Gas, Water and Drainage connected.

Council Tax Band: B

This property is Leasehold with 985 years remaining.

Service Charge payment for 2023 £820.



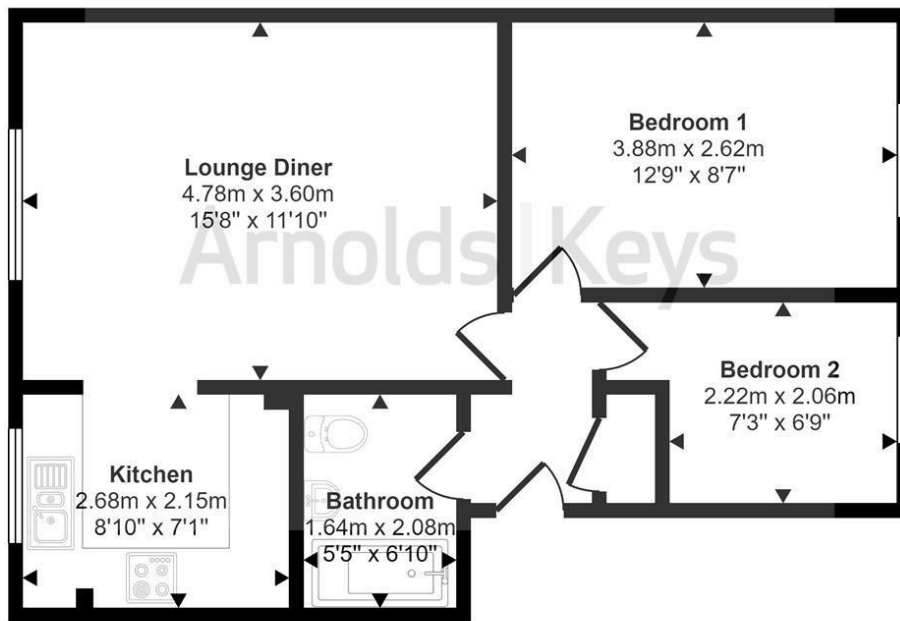
Viewings

Viewings by arrangement only. Call 01603 216812 to make an appointment.

EPC Rating:

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	78
(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	

Approx Gross Internal Area
47 sq m / 510 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon, and potential buyers are advised to recheck the measurements. Appliances will not have been tested in all cases and we cannot confirm they are in working order.

Arnolds Keys from time to time, recommends conveyancing services. Should you decide to use them we could receive a referral fee of up to £210. Arnolds Keys recommend Mortgage Advice Bureau (MAB) to sellers and buyer for mortgage advice. Should you decide to use MAB we would receive a referral fee of £250.

