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Catton View Court . Norwich . NR3 3TF

Guide Price

**£100,000 - £110,000**

**A TWO BEDROOM GROUND FLOOR  
FLAT. ONLY 53 YEARS REMAINING  
ON THE LEASE - CASH BUYERS  
ONLY. NO ONWARD CHAIN.**

**DESCRIPTION** This ground floor flat is conveniently located around 2 miles north of Norwich city centre. The property has gas central heating via a combination boiler and UPVC double glazed windows (except for the bathroom and separate WC). Due to the length of the lease remaining on this property, it can only be purchased by cash buyers. The flat offers well presented accommodation with laminate flooring in the hall, lounge/diner and both double bedrooms.

**LOCATION** There is a range of shops in the local area and easy access to the ring road. Catton Park and St Clement's Park are nearby and there is a regular bus service from the area into the city centre.

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**TENURE** Leasehold - the lease is for a term of 99 years from the 24th of June 1975 (53 years remaining). The Ground Rent is currently £70 per annum (payable quarterly). The Ground Rent will increase to £140 per annum in 2025 and then to £280 per annum in 2050 for the remainder of the lease term. The Service Charge to 24/03/21 was £858.66 per annum.



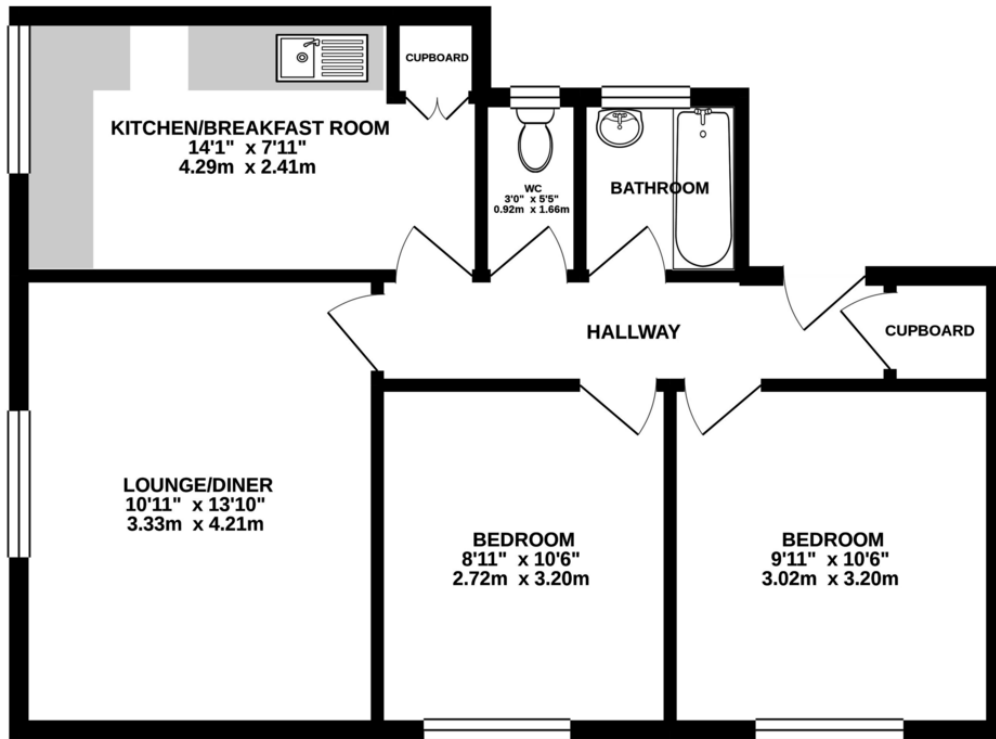
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GROUND FLOOR  
565 sq.ft. (52.5 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70   c	73   c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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. Arnolds Keys refer sellers and buyers to various trusted firms for services associated with the home move process, for which in some cases a referral fee is paid to Arnolds Keys by the service provider. It is your decision whether you choose to deal with those firms. Arnolds Keys from time to time, recommends conveyancing services. Should you decide to use them we could receive a referral fee of up to £125. 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 £200. Arnolds Keys recommend Hadley and Ottaway (H&O) for removal services. Should you decide to use H&O we would receive a referral fee of 10% of the net final invoice.



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