

# Arnolds | Keys



## Flat 37, Quintin Gurney House Keswick Hall, Keswick, NR4 6RP

Guide Price £150,000

- NO ONWARD CHAIN
- uPVC DOUBLE GLAZED WINDOWS
- ELECTRIC HEATING
- COMMUNAL GROUNDS
- TWO BEDROOM FIRST FLOOR APARTMENT
- TENNIS COURTS & HEATED SWIMMING POOL
- RESIDENTS CAR PARK
- RURAL ESCAPE JUST 4 MILES FROM NORWICH

# Flat 37, Quintin Gurney House Keswick Hall, Keswick NR4 6RP

Quintin Gurney House is situated on the historic grounds of Keswick Hall, once the residence of the Gurney family. This charming development now comprises exclusive homes, where residents enjoy the picturesque surroundings and have access to a communal heated swimming pool and tennis courts. Despite the serene and remote feel of the grounds, the property is conveniently located just a few miles from Norwich and close to the A47/A11, offering excellent routes in and out of the city.



Council Tax Band: B



## **Description**

A charming two bedroom flat situated within the scenic grounds of Keswick Hall. Residents can enjoy access to meticulously maintained gardens, an outdoor swimming pool, and tennis courts.

This first floor apartment offers an entrance hall, a spacious lounge/diner, a well equipped kitchen with an electric oven, a family bathroom with a shower over the bath, and two double bedrooms. Additional features include UPVC double glazing, electric heating, and off road parking.

## **Lounge Diner**

Carpeted, electric radiator, uPVC double glazed window to South East Facing aspect

## **Kitchen**

uPVC double glazed window to South East facing aspect, space for fridge and washing machine, electric oven, extractor hood, wall and base units with counter over, tiled flooring, stainless steel sink with drainer, wall mounted electric fan heater.

## **Bedroom One**

Carpeted, electric radiator, uPVC double glazed window to North West facing aspect

## **Bedroom Two**

Carpeted, electric radiator, uPVC double glazed window to North West facing aspect

## **Hallway**

Carpeted, electric radiator, doors leading to bathroom, bedrooms one and two, an airing cupboard.

## **Bathroom**

Tiled floor, pannelled bath with electric shower over, enamel pedestal hand wash basin, WC, wall mounted electric fan heater, extractor fan.

## **External**

Communal Gardens, Swimming Pool and Tennis Courts

## **Agents Notes**

Leasehold with approximately 152 years remaining on the lease.

Service Charges: £2,197 (+VAT) per annum

Ground Rent: Peppercorn

Council Tax: South Norfolk - Band B

Mains drainage.


Mains water and electricity are connected

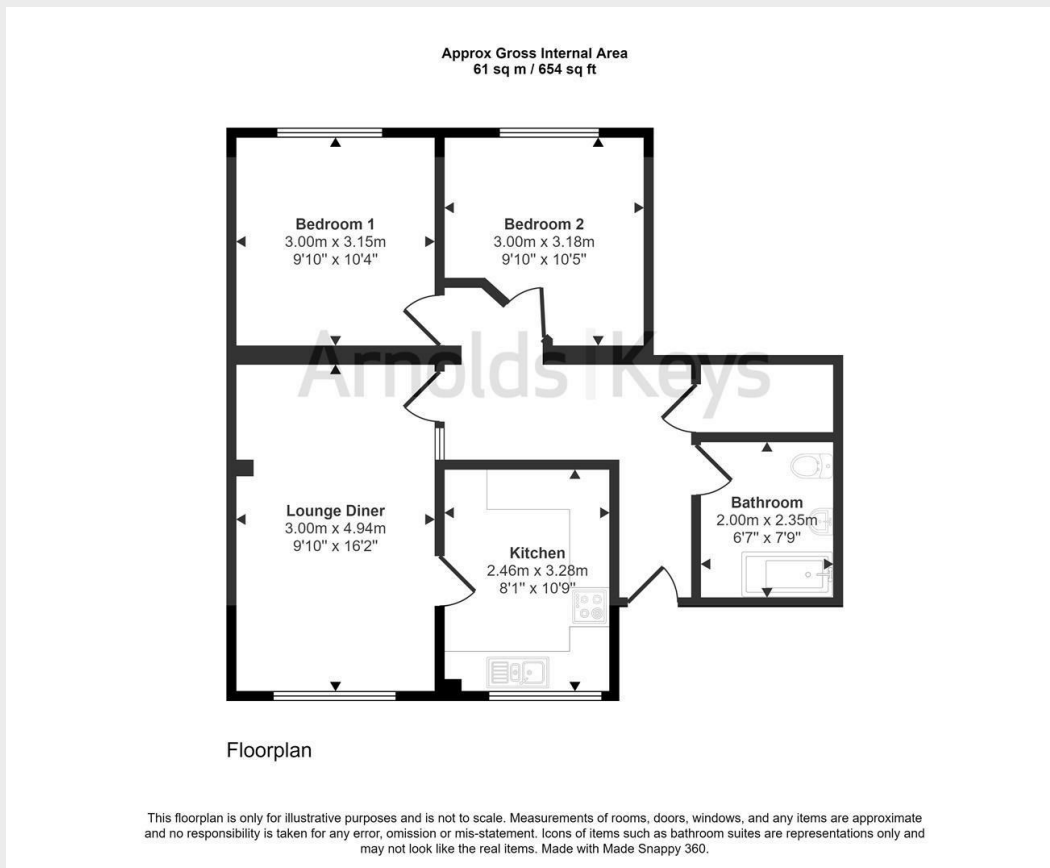


## Viewings

Viewings by arrangement only. Call 01263 738444 to make an appointment.

## EPC Rating:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>85</b>
(81-91) <b>B</b>		<b>73</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 	



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.

