



**19 Greyfriars Road | | Norwich | NR1 1PR**

**Guide Price £140,000**

**\*\*GUIDE PRICE £140,000 - £150,000 Offered with NO ONWARD CHAIN** is this excellent well presented one-bedroomed first floor City Centre apartment with accommodation including communal hall with lift and staircase to first floor, private hallway, one double bedroom, bathroom and open-plan living space incorporating fitted kitchen, lounge and dining area. Benefiting from double glazing and central heating with one secure underground parking space. You will find the apartment situated in the heart of the City centre, just off Rose Lane, a stone's throw from the Castle Mall shopping development and the cosmopolitan area of Upper King Street where you will find cafes, bars and restaurants and a short stroll into the City centre itself.



## FIRST FLOOR



While every attempt has been made to ensure the accuracy of the description contained here, measurements of floor, ceiling, walls and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should not be used as such for any prospective purchase. The services, fixtures and appliances shown have not been tested and are guaranteed as to their condition or efficiency, only as given. Made with Metaplan CD223

### Accommodation Comprises

Secure intercom entry, stairs and lift to first floor with front door to:

#### Entrance Hall

Doors to bedroom, bathroom and living area, radiator, storage cupboard.

#### Lounge/Kitchen/Diner 20'8" x 13'0"

Double glazed windows to front and side aspects, radiator, TV point. Kitchen area - fitted wall and base units with worktops over, built-in fridge, freezer and dishwasher, one and a half bowl sink and drainer, tiled splashbacks, built-in cooker and hob with extractor hood over.

#### Bedroom (11'3" x 8'7")

Double glazed window to front aspect, built-in wardrobe, radiator.

#### Bathroom

Low level wc, wash basin and bath with shower over, radiator, tiled splashbacks, spotlights.

#### Local Authority


Norwich City Council, Tax Band B.

#### Tenure

Leasehold - Term 250 years from 1 January 2006. Please note ground rent is £200 per annum and service/maintenance charges are £1352.90 per annum. For further information, please contact the office.




**Energy Efficiency Rating**

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>79</b>	<b>81</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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**Local Authority**

Norwich City Council, Tax Band B

**Tenure**

Leasehold

Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and as so cannot verify that they are in working order or fit for their purpose. Gilson Bailey cannot guarantee the accuracy of the information provided. This is provided as a guide to the property and an inspection of the property is recommended.