

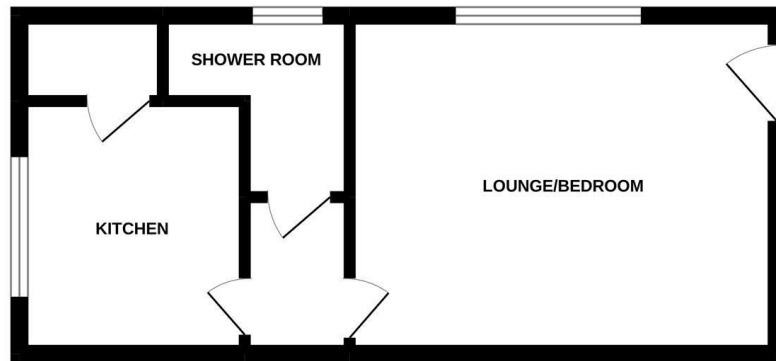


36 Denmark Road | | Norwich | NR3 4JS

Guide Price £70,000

INVESTORS ONLY**GUIDE PRICE £70,000-£80,000**NO ONWARD CHAIN AND A LONG LEASE** Gilson Bailey are delighted to offer this second floor, studio flat situated in the popular NR3 area of Norwich within walking distance to the City Centre. Accommodation comprises, lounge/bedroom, kitchen and shower room. Outside there is a garage located below the property. The flat benefits from double glazing, a long lease and is offered with no onward chain. The property makes an excellent buy to let investment so be quick to book a viewing.



SECOND FLOOR

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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Location

Denmark Road is situated close by to many amenities including schooling, popular shops, pubs, restaurants, coffee shops, supermarkets and local parks. You are within walking distance of the city centre and Mousehold Heath with ease of access to the Norwich ring road.

Accommodation Comprises

Front door to:

Lounge/Bedroom 13'11" x 11'0"

Double glazed window, gas fire.

Kitchen 8'7" x 6'2"

Fitted wall and base units with worktops over, sink and drainer, space for cooker, fridge and washing machine, double glazed window.

Shower Room 6'2" x 5'10"

Shower cubicle, low level WC, hand wash basin, frosted double glazed window.


Garage

With up and over door.

Leasehold Information

Tenure – Leasehold – Term 999 years from 1 January 1987. Ground rent is £100 per annum

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D	52	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Local Authority

Norwich City Council, Tax Band A

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.