

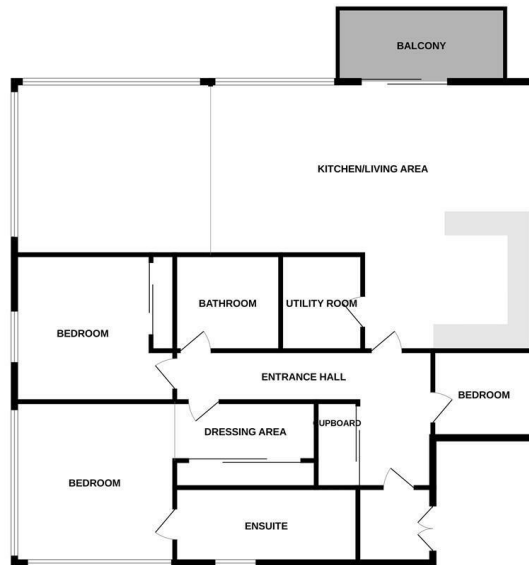


Apartment 10, Westlegate Tower Westlegate 1

Guide Price £625,000

****STUNNING FAR-REACHING PANORAMIC VIEWS**** Gilson Bailey are delighted to offer WITH NO ONWARD CHAIN this SIMPLY AMAZING AND CONTEMPORARY, TENTH FLOOR, THREE BEDROOM, SPACIOUS APARTMENT offering City Centre living at its finest, and is part of the award-winning Westlegate Tower, an iconic landmark building that offers far-reaching PANORAMIC VIEWS. Accommodation comprising secure intercom video entry to communal entrance, communal lift to 10th floor, private hallway, bedroom/study, a master bedroom with dressing room area and en-suite facilities, further double bedroom, bathroom, utility room, 41' open-plan kitchen/living area with access to a balcony. The property absorbs the panoramic view of the City from every aspect and offers an extremely light and airy feel, whilst benefiting from underfloor heating throughout, solid oak flooring, ceramic tiled floors, cellar room and underground car parking area for two cars with security remote-controlled shutter doors. There is also a communal bike store and bin room. An internal viewing is highly recommended to appreciate this amazing apartment.





While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, walls, stairs and any other parts are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, fixtures and appliances shown here are not intended to be guaranteed as to their availability or otherwise until the grant. Made with Metaphor 02/22

Location

The Cathedral city of Norwich is set in the heart of East Anglia and has everything you would desire in a vibrant regional capital, including wonderful shopping facilities with two shopping malls including Chantry Place, and a wide range of independent boutique shops in the Norwich lanes. There is a wide array of restaurants, bars, coffee shops, a dynamic nightlife which caters for all age groups, and the Theatre Royal is one of the country's oldest established theatres. The city is the most complete medieval city in the United Kingdom, including cobbled streets such as Elm Hill, Timber Hill and Tombland, with ancient buildings including St Andrews Hall, two Cathedrals and Norwich Castle. The River Wensum flows throughout the city with various pubs located along the river and with boat hire available. There are excellent transport links with Norwich train station providing a regular mainline service into London Liverpool Street, Cambridge and towards the coast. Norwich International Airport is also situated only 4 miles from the city centre. The city has two Universities including the University of East Anglia and Norwich University of The Arts. There are fantastic schools and colleges around the city and suburbs. Norfolk itself is arguably most famous for its man-made broads, a national park with over 125 miles of waterways set in beautiful countryside surrounded with charming and picturesque towns and villages with Wroxham, the capital of the broads, approximately 8 miles from the centre of Norwich.

Accommodation Comprises

Secure intercom entry with a lift and stairs up to the tenth floor, front door to:

Entrance Hall

Doors to bedroom three/study, kitchen, master bedroom, bedroom two and bathroom, large storage cupboard.

Kitchen/Living Area 40'8" x 20'0"

Fitted wall and base units with worktops over, sink and drainer, induction hob with extractor over, fitted oven, integrated fridge/freezer and dishwasher, double glazed windows, Juliet balcony, sliding patio doors leading to balcony, underfloor heating.

Utility Room 8'6" x 7'11"

Space for washing machine and tumble dryer.

Bedroom One 24'4" x 12'9"

Double glazed windows, Juliet balcony, underfloor heating, built in wardrobes.

En-Suite 14'8" x 5'6"

Shower cubicle, low level WC, hand wash basins, heated towel rail, frosted double glazed window.

Bedroom Two 13'8" x 11'11"

Double glazed window, underfloor heating, built in wardrobes.

Bedroom Three/Study 8'3" x 6'11"

Double glazed window, underfloor heating.

Bathroom 8'6" x 7'4"

Bath with shower over, low level WC, hand wash basin, heated towel rail.

Outside

Underground car-parking area with security remote-controlled shutter doors leading through to parking space. There is also access to a cycle and bin store.

Local Authority


Norwich City Council, Tax Band D.

Tenure

Leasehold - Term From and including 28 October 2014 to and including 27 October 3013. Please note ground rent and service/maintenance charges will apply. For further information, please contact the office.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	77	77
(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	

Local Authority

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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.

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