

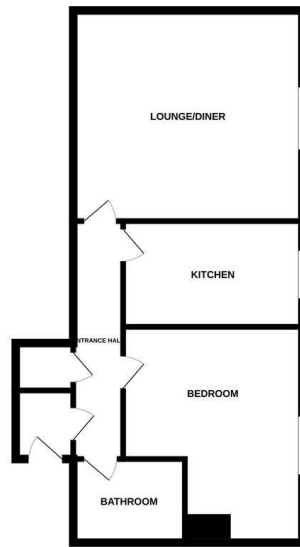


1 Lord Howe Yard St. Benedicts Street | | Norwich

£175,000

****MUST SEE CITY CENTRE APARTMENT WITH NO ONWARD CHAIN**** Gilson Bailey are delighted to offer this LARGE, PERIOD, ONE BEDROOM APARTMENT situated on a cosmopolitan street in the heart of the City Centre of Norwich in the heart of the City Centre of Norwich. Accommodation comprising secure communal entrance, private entrance hall, spacious lounge/diner, kitchen, DOUBLE BEDROOM and bathroom. Outside there is permit parking available. The apartment benefits from LOVELY FEATURES THAT INCLUDE EXPOSED BEAMS AND BRICKWORK, secondary glazing, electric heating and is OFFERED WITH NO ONWARD CHAIN. The property would make an excellent first time purchase or buy-to-let investment so be quick to book a viewing.





Whilst every effort has been made to ensure the accuracy of the floorplan contained herein, measurements of areas, volumes, heights and other items 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 for any prospective purchase. The services, fixtures and appliances shown here are not intended to constitute any warranty as to their condition or effectiveness and may be given. Made with MyPlan 6.0.0.0

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 communal entrance with front door to:

Entrance Hall

Doors to lounge/diner, kitchen, bedroom and bathroom.

Lounge/Diner 15'10" x 14'6"

Sash window, electric heater.

Kitchen 12'11" x 7'3"

Fitted wall and base units with worktops over, sink and drainer, electric hob, fitted oven, space for fridge and washing machine, sash window, electric heater.

Bedroom 14'11" x 12'11"

Sash window, electric heater.

Bathroom 7'10" x 4'7"

Panelled bath with shower over, low level WC, hand wash basin, extractor fan.

Local Authority


Norwich City Council, Tax Band B.

Tenure

Leasehold - Leases are currently being compiled to be 125 years from October 2023. Service charge and ground rent is expected to be in the region of £1000 per annum and will be confirmed in due course before contracts are sent out.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	81
(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

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.

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