



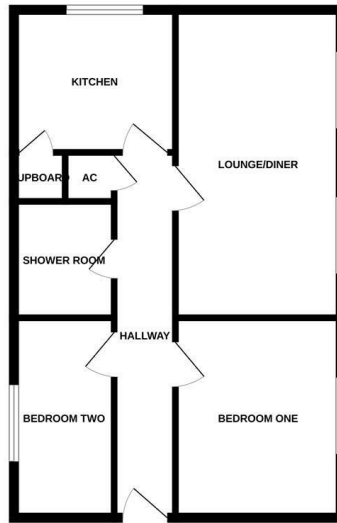
## 3 Indigo Yard | | Norwich | NR3 3QZ

### Guide Price £210,000

GUIDE PRICE £210,000-£220,000\*\*CHARMING APARTMENT IN A QUIET CUL-DE-SAC ON THE EDGE OF THE CITY CENTRE\*\* Gilson Bailey are delighted to offer this WELL PRESENTED, TWO BEDROOM, FIRST FLOOR FLAT situated within short walking distance to the heart of the City Centre. Accommodation comprising entrance hall, lounge/diner, kitchen, TWO BEDROOMS and a NEWLY FITTED MODERN SHOWER ROOM. Outside there is a GARAGE providing off road parking. The apartment benefits from double glazing, gas heating and is in excellent condition throughout. The property would make a great first time purchase or buy-to-let investment so be quick to book a viewing.



FIRST FLOOR



Whilst every effort has been made to ensure the accuracy of the description 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 based on the plan and are not to be taken as a guarantee. Made with MyPlan 12/2019

## 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 stairs to first floor. Front door to:

### Entrance Hall

Doors to lounge/diner, kitchen, two bedrooms, bathroom and airing cupboard.

### Lounge/Diner 18'2" x 9'9"

Two double glazed windows, two radiators.

### Kitchen 9'6" x 8'4"

Fitted wall and base units with worktops over, sink and drainer, fitted hob and oven with extractor over, space for fridge/freezer, washing machine and dishwasher, double glazed window, storage cupboard, boiler.

### Bedroom One 11'8" x 9'8"

Double glazed window, radiator.

### Bedroom Two 11'9" x 6'2"

Double glazed window, radiator.

### Shower Room 6'10" x 6'0"

Shower cubicle, low level WC, hand wash basin, heated towel rail, extractor fan.

## Outside

Single garage providing off road parking.

## Local Authority

Norwich City Council, Tax Band C.

## Tenure


Leasehold - Term 125 years from 1 January 2000. Please note service/maintenance charges are £140 per month and there is a peppercorn ground rent. For further information, please contact the office.

## Utilities

Gfast fibre broadband available.  
Mains water and electric.




**Energy Efficiency Rating**

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

**Local Authority**

Norwich City Council, Tax Band C

**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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