



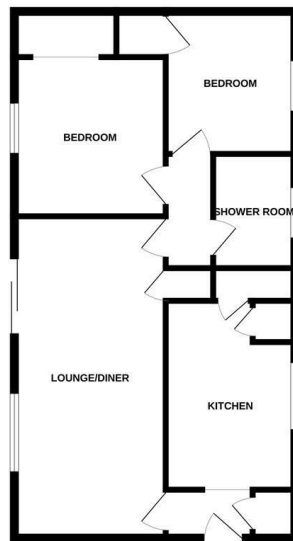
110 Old Palace Road | | Norwich | NR2 4JA

Offers In Excess Of £160,000

****RENOVATED GROUND FLOOR FLAT WITH NO ONWARD CHAIN**** Gilson Bailey are delighted to offer this BEAUTIFUL, TWO BEDROOM, GROUND FLOOR FLAT located to the west of Norwich within walking distance to the City Centre. Accommodation comprises entrance hall, spacious lounge/diner with patio doors onto the communal garden, quality fitted modern kitchen, TWO DOUBLE BEDROOMS and a stylish bathroom. Outside there is a storage shed and permit parking available. The flat benefits from double glazing, gas central heating, NO ONWARD CHAIN and is in immaculate order throughout. The property would make an excellent first time purchase, downsize or buy to let investment so be quick to book a viewing.



GROUND FLOOR



Whilst every effort has been made to ensure the accuracy of the floorplan contained herein, measurements of areas, volumes, heights and any other details 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 and no guarantee is to their operation or efficiency can be given.
Made with MyPlan 3.0.0.0

Location

Old Palace Road is situated close by to many local amenities including schooling, popular local shops, pubs, restaurants and supermarkets and has great public transport links to and from the City Centre. There is also good access to the Norwich Ring Road, Norfolk and Norwich University Hospital and the University of East Anglia.

Accommodation Comprises

Front door to:

Entrance Hall

Doors to lounge/diner and kitchen.

Lounge/Diner 18'11" x 10'0"

Double glazed window, sliding patio doors, two radiators.

Kitchen 11'4" x 8'7"

Fitted wall and base units with worktops over, sink and drainer, fitted hob, fitted oven, integrated fridge/freezer and washing machine, double glazed window.

Bedroom One 11'2" x 10'1"

Double glazed window, radiator, built in wardrobe.

Bedroom Two 9'4" x 8'7"

Double glazed window, radiator, built in wardrobe.

Shower Room 6'10" x 5'4"

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

Outside

Communal garden and permit parking available.

Local Authority

Norwich City Council, Tax Band A.


Tenure

Leasehold- Term 125 years from 31 October 1988. Please note ground rent is £10 per annum and service/maintenance charges is £382.26 per annum. For further information, please contact the office.

Utilities

Superfast fibre broadband available.
Mains water and electric.


Energy Efficiency Rating

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

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