



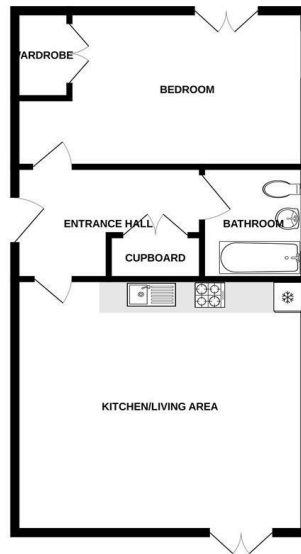
31 Maidstone Road | | NORWICH | NR1 1EA

Guide Price £150,000

GUIDE PRICE £150-160,000**PRIVATE GARDEN AND OFF ROAD PARKING**
Gilson Bailey are delighted to offer this SPACIOUS, WELL PRESENTED, ONE BEDROOM, GROUND FLOOR APARTMENT situated in the heart of Norwich City Centre. Accommodation comprising intercom entry, private entrance hall, open plan kitchen/living area, bedroom and bathroom. Outside there is PRIVATE REAR GARDEN and ONE OFF ROAD PARKING SPACE. The apartment benefits from double 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.



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 deemed part of the purchase, as to their operation or efficiency may be given. Made with MyPlan 12/2011

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

Intercom entry and front door to:

Entrance Hall

Doors to kitchen/living area, bedroom and bathroom.

Kitchen/Living Area 16'7" x 16'2"

Fitted wall and base units with worktops over, sink and drainer, electric hob, fitted oven, integrated fridge/freezer and dishwasher, patio doors, electric radiator.

Bedroom 15'1" x 10'0"

Door to garden, double glazed window, electric radiator, built in wardrobe.

Bathroom 7'1" x 6'6"

Panelled bath with shower over, low level WC, hand wash basin, frosted double glazed window.

Outside

Private garden and one off road parking space.

Local Authority

Norwich City Council, Tax Band A.

Tenure


Leasehold - Term 250 years from 1 January 2006. Please note ground rent is £200 per annum and service/maintenance charges are £2856.95 per annum. For further information, please contact the office.

Utilities

Fast 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	65	65
(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.

<https://www.gilsonbailey.co.uk>
01603764444