



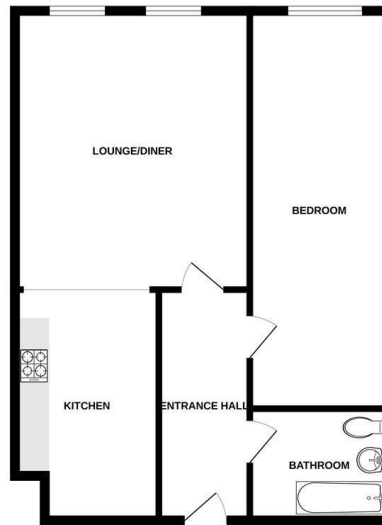
47 The Factory Kerrison Road | | Norwich | NR1 1JB

Offers In Excess Of £170,000

****STUNNING APARTMENT OFFERED WITH NO ONWARD CHAIN**** Gilson Bailey are delighted to offer this WELL PRESENTED, ONE BEDROOM, FIRST FLOOR APARTMENT situated to the east of Norwich within walking distance to the City Centre and train station. Accommodation comprising secure intercom entry, private entrance hall, spacious lounge/diner, kitchen, large bedroom and bathroom. Outside there is a large communal bike store. The apartment benefits from double glazing, electric heating, A LONG LEASE 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.



FIRST FLOOR



While every attempt has been made to ensure the accuracy of the description contained here, measurements of floor, ceiling, height and any 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 by any prospective purchaser. The services, fixtures and fittings shown have not been tested and no guarantee as to their condition or efficiency can be given.
Made with Metaplan 2008

Location

Situated just to the east of the city centre within walking distance to Norwich train station, Riverside development with its selection of bars, restaurants, shops, gym, cinema and bowling. There is also great access out onto the A47 and to the city centre itself.

Accommodation Comprises

Communal front doors with secure intercom entry to communal hallway. Front door to:

Entrance Hall

Doors to lounge/diner, bedroom and bathroom.

Lounge/Diner 18'2" x 14'0"

Two double glazed windows, two radiators, wooden flooring.

Kitchen 14'0" x 7'8"

Fitted base units with worktops over, sink and drainer, gas hob, fitted oven, space for fridge/freezer and washing machine.

Bedroom 23'9" x 8'3"

Double glazed window, radiator.

Bathroom 8'0" x 6'8"

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

Outside

Large communal bike store.

Agents Note : We have been informed by the vendor that there is a potential option to either Buy or Rent a parking space.

Local Authority

Norwich City Council, Tax Band C.

Tenure


Leasehold - Term 999 years from 01 July 2006. Please note ground rent is £300 per annum and service/maintenance charges are £1378 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		71
(55-68) D	64	
(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 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.

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