



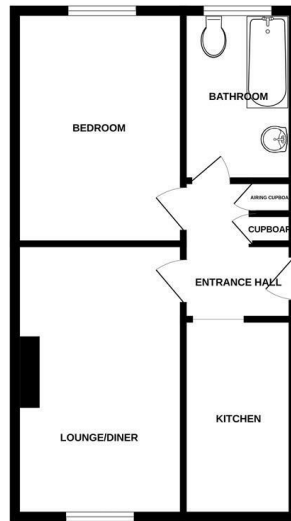
**1 Roseville Close | | Norwich | NR1 1UX**

## Guide Price £100,000

GUIDE PRICE: £100,000 - £110,000 \*\*GROUND FLOOR FLAT AND NO ONWARD CHAIN\*\* Gilson Bailey are delighted to offer this ONE BEDROOM, GROUND FLOOR FLAT situated in a quiet cul-de-sac in the sought after Thorpe Hamlet area. Accommodation comprising communal hall with intercom secure entry, lobby, entrance hall, lounge/diner, kitchen, double bedroom and bathroom. Outside there is allocated parking and communal gardens which are mainly located to the rear of the blocks. The flat benefits from uPVC double glazing, gas fired radiator central 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 attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of plots, windows, doors 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 by any prospective purchaser. The services, fixtures and appliances shown here are not intended as a guarantee as to their operation or efficiency and are for general information only.  
Made with Metaphor 12/2019

### Location

Thorpe Hamlet, lies just to the east of Norwich City centre within walking distance to the railway station and Riverside development (offering restaurants, bars, cinema and gym). There is great access into the City centre itself, riverside walks, Mousehold Heath and A47 Southern Bypass.

### Accommodation Comprises

Communal front door with secure intercom entry to communal entrance hall. Front door to:

#### Entrance Hall

Doors to lounge/diner, kitchen, bedroom, bathroom and two storage cupboards.

#### Lounge/Diner 17'7" x 9'10"

Double glazed window, radiator.

#### Kitchen 11'10" x 4'11"

Fitted base units with worktops over, sink and drainer, space for cooker, fridge/freezer and washing machine, radiator, double glazed window.

#### Bedroom 11'11" x 9'9"

Double glazed window, radiator.

#### Bathroom 8'7" x 4'11"

Panelled bath, low level WC, hand wash basin, radiator, frosted double glazed window.

### Outside

Communal gardens

### Local Authority

Norwich City Council, Tax Band A.

### Tenure

Leasehold – Term 99 years from 1 March 1985. Please note service/maintenance charges are £978 per annum for 2024 and ground rent is £70 per annum for 2024. For further information, please contact the office.

### Utilities

Superfast fibre broadband available.  
Mains water and electric.




### Local Authority

Norwich City Council, Tax Band A

### Tenure

Leasehold

### 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>70</b>	<b>70</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	

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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