



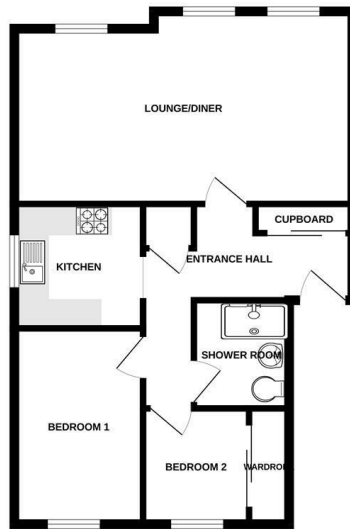
15 Howard Mews | | Norwich | NR3 4JU

Offers In Excess Of £150,000

****PEACEFUL NR3 LOCATION**** Gilson Bailey are delighted to offer this WELL PRESENTED, TWO BEDROOM, FIRST FLOOR FLAT situated in the highly sought after NR3 area of Norwich within walking distance to the City Centre. Accommodation comprising entrance hall, lounge/diner, kitchen, TWO BEDROOMS and a shower room. Outside there are lovely, regularly maintained communal gardens. The flat benefits from double glazing, gas heating and is in great condition throughout. The property would make an excellent 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 floorplan contained herein, measurements of doors, windows, rooms 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 for any prospective purchase. The services, fixtures and appliances shown here are not to be taken as a guarantee as to their operation or efficiency and are for general information only.

Location

The popular NR3 area of Norwich provides a good range of local amenities to include schooling, shops, supermarkets, pubs and restaurants. There are good public transport links to and from the City centre with ease of access to the Norwich Ring Road and NDR.

Accommodation Comprises

Communal entrance with stairs to first floor. Front door to:

Entrance Hall

Doors to lounge/diner, kitchen, two bedrooms and shower room.

Lounge/Diner 20'8" x 11'9"

Three double glazed windows, two radiators.

Kitchen 7'10" x 7'6"

Fitted wall and base units with worktops over, sink and drainer, gas hob, fitted oven, space for fridge and washing machine, double glazed window.

Bedroom One 11'10" x 7'10"

Double glazed window, radiator.

Bedroom Two 7'2" x 6'8"

Double glazed window, radiator, built in wardrobe.

Shower Room 6'10" x 5'3"

Shower cubicle, low level WC, hand wash basin, radiator, extractor fan.

Outside

Well maintained communal lawned gardens.

Local Authority

Norwich City Council, Tax Band A.


Tenure

Leasehold - Term 139 years from 25th March 1975. Please note ground rent is £15 per annum and service/maintenance charges are £200 per quarter. 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		78
(55-68) D	68	
(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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