



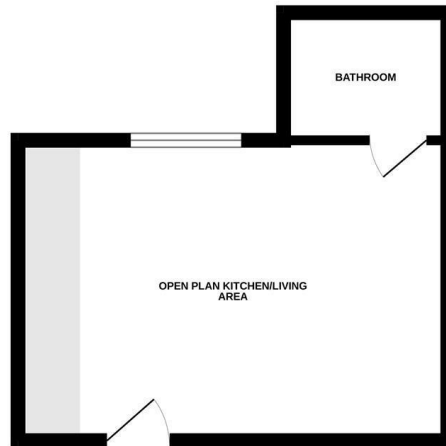
4 Consort House | Brewery Lane | Wymondham

Offers In Excess Of £65,000

****CHARMING STUDIO APARTMENT OFFERED WITH NO ONWARD CHAIN****
Gilson Bailey are delighted to offer this FIRST FLOOR, STUDIO APARTMENT situated in the heart of the requested market town of Wymondham. Accommodation comprising communal entrance, open plan kitchen/living area and bathroom. Outside there is a paved, communal garden and permit parking is available subject to application. The studio benefits from secondary glazing and would make an ideal 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 here, measurements of floor, ceiling, rooms and any other items are approximate and the responsibility lies for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such to any prospective purchaser. The architect, surveyor and agent do not warrant and do not guarantee the accuracy of the floor plan. Made with MyPlan 02022

Location

The popular market town of Wymondham lies off the A11 approximately 9.5 miles south-west of the historic and cultural City of Norwich and boasts a full range of amenities including schooling to include Wymondham College and Wymondham High Academy, Wymondham Abbey, popular local shops, pubs and restaurants. The train station provided links to Norwich, Cambridge and London.

Superfast fibre broadband available.
Mains electric and water

Accommodation Comprises

Front door to:

Communal Entrance

With stairs to first floor.

Open Plan Kitchen/Living Area 17'1 x 11'11

Fitted wall and base units with worktops over, sink and drainer, electric hob, fitted oven, space for fridge and washing machine, secondary glazed window, extractor fan.

Bathroom 6'5 x 5'2

Panelled bath, low level WC, hand wash basin.

Outside

Paved communal garden enclosed by walling with rear gate access.


Local Authority

South Norfolk District Council, Tax Band A.

Tenure

Leasehold - 125 years from 18 January 2008. Please note service/maintenance charges are £97.26 per annum and ground rent is £58.36 per annum. For further information, please contact the office.


Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Local Authority

South Norfolk District 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.