



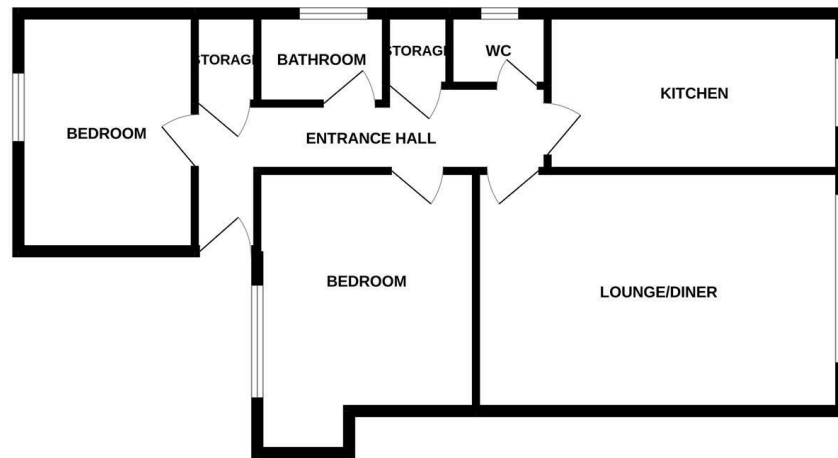
## Flat 8, Albemarle House 91 Newmarket Road |

**Offers In Excess Of £285,000**

**\*\*UNIQUE AND RARELY AVAILABLE APARTMENT OFF NEWMARKET ROAD\*\***  
Gilson Bailey are delighted to offer this impressive, two bedroom, second floor apartment located just off the prestigious Newmarket Road in the highly desirable Golden Triangle area of Norwich. Accommodation comprises entrance hall, lounge/diner, kitchen, two bedrooms, bathroom and a separate WC. Outside there is communal parking to the front and an en-bloc garage to the rear. The apartment benefits from gas heating, a long lease and is in excellent condition throughout. The property would suit a wide array of buyers so be quick to book a viewing to appreciate the location on offer.



## GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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### Location

The Golden-Triangle is broadly a wedge-shaped area between Earlham and Newmarket Road and is considered one of the most sought-after areas in Norwich offering a great selection of amenities to include schooling, shops, cafes, restaurants and pubs. You are close by to the centre of Norwich with ease of access to Norwich train station, A47 southern bypass, A11 and the Norfolk & Norwich University Hospital and University of East Anglia.

### Accommodation Comprises

Staircase to second floor. Front door to:

#### Entrance Hall

Doors to all rooms.

#### Lounge/Diner 17'9" x 12'8"

Single glazed windows, radiator, gas fireplace.

#### Kitchen 14'2" x 6'6"

Fitted wall and base units with worktops over, sink and drainer, four ring Neff induction hob, fitted Neff oven, space for American style fridge/freezer and dishwasher, single glazed window.

#### Bedroom One 13'8" x 11'1"

Double glazed window, radiator.

#### Bedroom Two 10'3" x 8'7"

Double glazed window, radiator.

#### Bathroom 5'8" x 4'9"

Panelled bath with shower over, hand wash basin, heated towel rail, frosted double glazed window.

#### WC

Low level WC, hand wash basin, frosted single glazed window.


#### Outside

Communal parking to the front and an en-bloc garage to the rear.

#### Leasehold Information

Term 999 years from 1 July 1980. Please note there is a share of the freehold between 8 of the apartments, ground rent and service/maintenance charges will apply. For further information, please contact the office. Service Charge: £2400 Per annum.


**Energy Efficiency Rating**

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