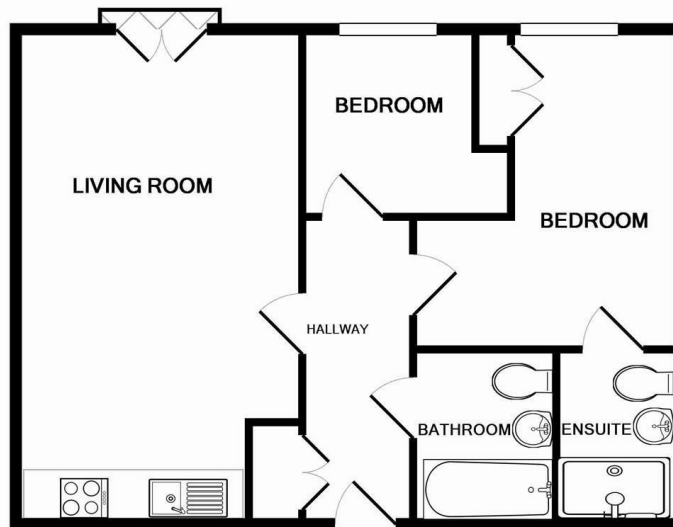


**1 Greyfriars Road | | Norwich | NR1 1PR**

**Offers In Excess Of £165,000**

**\*\*NO ONWARD CHAIN\*\*** Gilson Bailey are delighted to offer this MODERN, GROUND FLOOR, TWO BEDROOM, two bathroom executive apartment set in the heart of the city within a short walk of the station and all other shops, restaurants and amenities. The accommodation comprises of secure entrance lobby, private entrance hall with storage, large lounge, kitchen with all appliances, master bedroom with en-suite shower room, second double bedroom, main bathroom with shower over the bath, secure underground allocated parking space, double glazing, central heating to radiators, communal garden.





Whilst every attempt has been made to ensure the accuracy of the floor plan 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 Cathedral city of Norwich is set in the heart of East Anglia and has everything you would desire in a vibrant regional capital, including wonderful shopping facilities with two shopping malls including Chantry Place, and a wide range of independent boutique shops in the Norwich lanes. There is a wide array of restaurants, bars, coffee shops, a dynamic nightlife which caters for all age groups, and the Theatre Royal is one of the country's oldest established theatres. The city is the most complete medieval city in the United Kingdom, including cobbled streets such as Elm Hill, Timber Hill and Tombland, with ancient buildings including St Andrews Hall, two Cathedrals and Norwich Castle. The River Wensum flows throughout the city with various pubs located along the river and with boat hire available. There are excellent transport links with Norwich train station providing a regular mainline service into London Liverpool Street, Cambridge and towards the coast. Norwich International Airport is also situated only 4 miles from the city centre. The city has two Universities including the University of East Anglia and Norwich University of The Arts. There are fantastic schools and colleges around the city and suburbs. Norfolk itself is arguably most famous for its man-made broads, a national park with over 125 miles of waterways set in beautiful countryside surrounded with charming and picturesque towns and villages with Wroxham, the capital of the broads, approximately 8 miles from the centre of Norwich.

### Accommodation Comprises

#### Lounge/ Kitchen 19'11" x 12'2"

Open Plan lounge/kitchen with glazed double doors opening to Juliet balcony. Modern fitted kitchen with ample storage and work surface. Appliances include electric hob, oven, cooker hood, dishwasher, fridge/freezer and washing machine. Inset spotlights.

#### Bedroom One 12'5" x 8'11"

Master bedroom with build in double wardrobe, radiator, door to en-suite bathroom.

#### Ensuite

Modern white bathroom suite comprising double shower cubicle, WC and wash basin. extensive tiling, inset spotlights, radiator.

#### Bedroom Two 8'9" x 9'5"

Second double bedroom, built in wardrobe, quality laminate flooring, radiator.

#### Bathroom

Modern white bathroom suite comprising bath with thermostatic shower over, WC and wash basin. Extensive tiling, radiator.

#### Outside

Superbly maintained courtyard garden area with seating.

#### Parking

One secure allocated parking space accessed via automated gates. Secure cycle storage.

#### Local Authority


Norwich City Council - Tax Band B

#### Tenure

Leasehold  
Term: 250 years from 01 January 2006  
Ground Rent: £275pa payable half yearly  
Service Charge: £3442pa - includes water




**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>68</b>	<b>69</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	

**Local Authority**

Norwich City Council - Tax Band B

**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.