



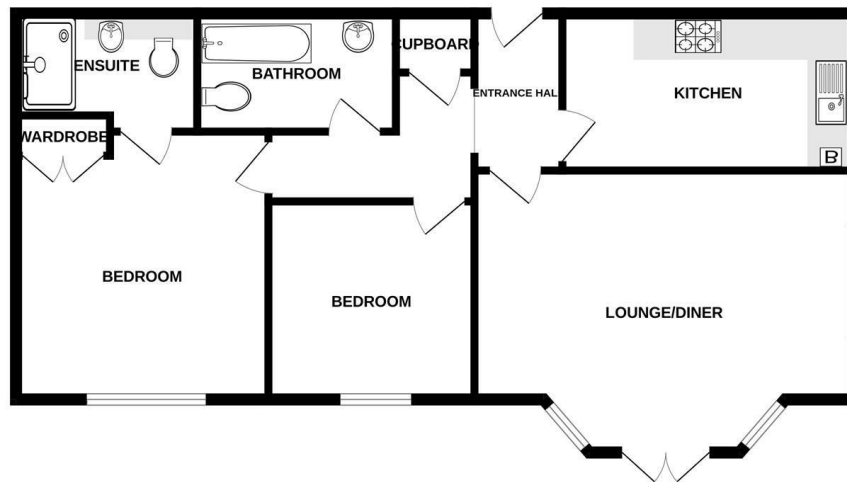
## Lonsdale House Earlham Road | | Norwich | NR2 3RF

**£270,000**

**\*\*RARELY AVAILABLE APARTMENT WITH OFF ROAD PARKING IN THE HEART OF THE GOLDEN TRIANGLE\*\*** Gilson Bailey are delighted to offer this WELL PRESENTED, SPACIOUS, TWO BEDROOM, UPPER GROUND FLOOR APARTMENT situated in the highly sought after Golden Triangle area of Norwich within walking distance to the City Centre. Accommodation comprising secure intercom entry, private entrance hall, lounge/diner with a Juliet balcony, kitchen, bathroom and TWO BEDROOMS with bedroom one having an EN-SUITE SHOWER ROOM. Outside there are well maintained communal gardens and ONE OFF ROAD PARKING SPACE. The apartment benefits from double glazing, gas heating and is in excellent condition throughout. The property would suit a wide array of buyers so be quick to book a viewing.



## 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**

Secure intercom entry with front door to:

**Entrance Hall**

Doors to lounge/diner, kitchen, two bedrooms and bathroom.

**Lounge/Diner 18'6" x 14'8"**

Three double glazed windows, two radiators.

**Kitchen 13'11" x 7'6"**

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

**Bathroom 9'8" x 5'8"**

Panelled bath with rainfall shower over, low level WC, hand wash basin, radiator, extractor fan.

**Bedroom One 13'0" x 12'4"**

Double glazed window, radiator, built in wardrobe.

**En-Suite 8'10" x 5'8"**

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

**Bedroom Two 10'0" x 9'8"**

Double glazed window, radiator.

**Outside**

Well maintained communal gardens and one off road parking space.

**Local Authority**

Norwich City Council, Tax Band C.


**Tenure**

Leasehold - Term 125 years from 1 July 1998. Please note ground rent and service/maintenance charges are £1700 per annum combined. 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>75</b>	<b>79</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 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.

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