

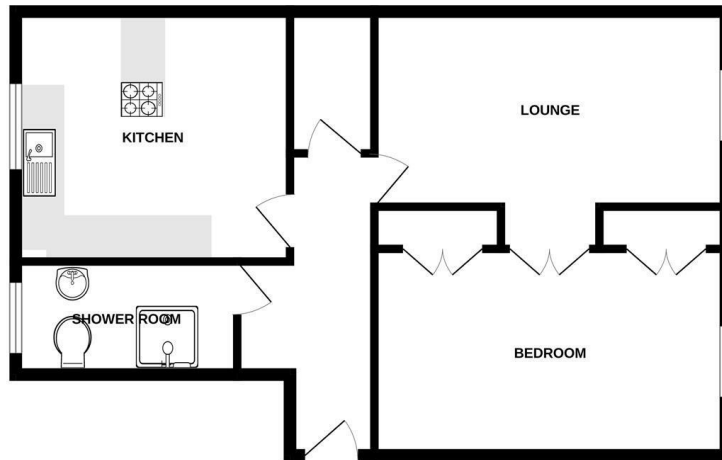
**Flat 7 Grove House 146 Thorpe Road | | Norwich | NR1**

**Guide Price £165,000**

**\*\*GUIDE PRICE £165,000 - £175,000 FIRST FLOOR APARTMENT OFFERED WITH NO ONWARD CHAIN\*\*** Gilson Bailey are delighted to offer this WELL PRESENTED, ONE BEDROOM, FIRST FLOOR APARTMENT hidden away in the sought after Thorpe Hamlet area within walking distance to City Centre and train station. Accommodation comprising communal entrance, private entrance hall, lounge, kitchen, bedroom and shower room. Outside there are communal gardens and off road parking on a first come first serve basis. The apartment benefits from gas heating, large sash windows and is in excellent condition throughout. The property would be a great first time purchase or buy-to-let investment so be quick to book a viewing.



## GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of floors, walls, 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 is given to their operability or efficiency can be given.  
Made with Metropix iC5024

### Location

Thorpe Hamlet, lies just to the east of Norwich City centre within walking distance to the railway station and Riverside development (offering restaurants, bars, cinema and gym). There is great access into the City centre itself, riverside walks, Mousehold Heath and A47 Southern Bypass.

### Accommodation Comprises

Door to communal entrance with stairs to first floor.  
Door to:

#### Entrance Hall

Doors to lounge, kitchen, bedroom and shower room.

#### Lounge 16'4" x 13'5"

Sash window, radiator, cast iron fireplace.

#### Kitchen 12'9" x 10'5"

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

#### Bedroom 16'4" x 10'5"

Sash window, radiator, built in wardrobes.

#### Shower Room 10'5" x 5'6"

Walk-in shower cubicle, low level WC, hand wash basin, radiator, sash window.

### Outside

Communal gardens and off road parking on a first come first serve basis.

### Local Authority

Norwich City Council, Tax Band A.


### Tenure

Leasehold- Term 129 years from 1 January 1988.  
Please note ground rent and service/maintenance charges combined are £1050 per annum. For further information, please contact the office.

### Utilities

Ultrafast full 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>		<b>82</b>
(69-80) <b>C</b>	<b>67</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 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.