



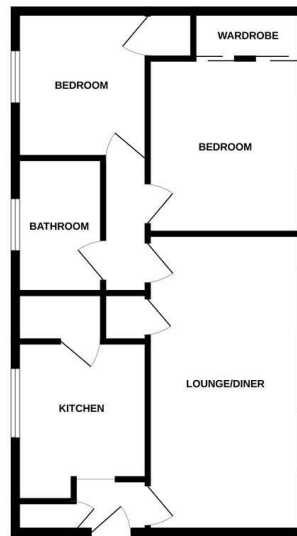
**21 Gordon Square | | Norwich | NR1 3HJ**

## **Offers In Excess Of £145,000**

**\*\*GROUND FLOOR FLAT WITH NO ONWARD CHAIN\*\*** Gilson Bailey are delighted to offer this SPACIOUS, TWO BEDROOM, GROUND FLOOR FLAT situated to the south of Norwich within walking distance to the City Centre. Accommodation comprising entrance hall, lounge/diner, kitchen, TWO BEDROOMS and a bathroom. Outside there are well kept communal gardens, storage shed and permit parking. The flat benefits from double glazing, gas heating and is OFFERED WITH NO ONWARD CHAIN. The property would make an excellent first time purchase or buy-to-let investment so be quick to book a viewing.



GROUND FLOOR



Whilst every effort has been made to ensure the accuracy of the floorplan contained herein, measurements of areas, volumes, heights and any other details are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such for any prospective purchase. The services, fixtures and appliances shown here are not intended to constitute any warranty as to their condition or efficiency and are for general information only.

Made with MyPlan 6.0.0.0

### Location

Gordon Square can be found to the south of Norwich close by to many local amenities including schooling, shops, pubs, restaurants and supermarkets. You are within walking distance of the City centre, Norwich Bus station and Chapelfield shopping centre and gardens. There is ease of access to the Norwich train station, A47 southern bypass and Norwich Ring Road.

### Accommodation Comprises

Communal entrance with front door to:

#### Entrance Hall

Doors to lounge/diner and kitchen.

#### Lounge/Diner 19'1" x 10'0"

Two double glazed windows, radiator.

#### Kitchen 9'8" x 8'7"

Fitted wall and base units with worktops over, sink and drainer, space for cooker, fridge and washing machine, double glazed window, storage cupboard.

#### Bedroom One 11'2" x 9'11"

Double glazed window, radiator, storage cupboard.

#### Bedroom Two 9'4" x 8'5"

Double glazed window, radiator, storage cupboard.

#### Bathroom 6'10" x 5'4"

Panelled bath with shower over, low level WC, hand wash basin, radiator, frosted double glazed window.

### Outside

Well maintained communal garden, storage shed, permit parking.

### Local Authority

Norwich City Council, Tax Band A.

### Tenure


Tenure - Leasehold - 125 years from 23 June 1986. Please note ground rent is £10 per annum and service/maintenance charges are £300 per annum. 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>71</b>	<b>75</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.

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