



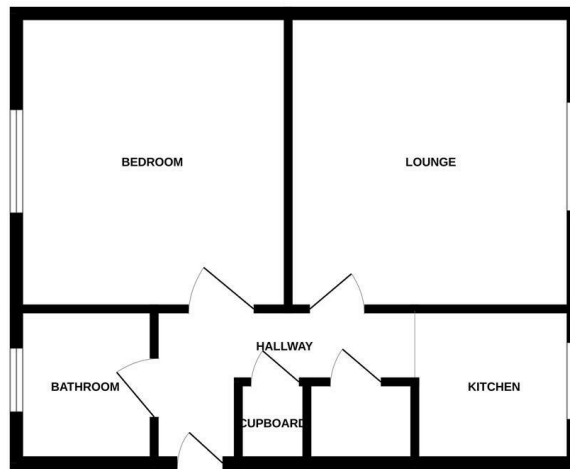
9 Lady Mary Road | | Norwich | NR1 2RA

Guide Price £140,000

****GUIDE PRICE £140,000 - £150,000 GROUND FLOOR FLAT WITH A LONG LEASE AND NO ONWARD CHAIN**** Gilson Bailey are delighted to offer this WELL PRESENTED, ONE BEDROOM, GROUND FLOOR FLAT situated to the south of Norwich with easy access to the City Centre. Accommodation comprising entrance hall, lounge, kitchen, bedroom and bathroom. Outside to the front there is a lawned garden. The flat benefits from double glazing, gas heating, A LONG LEASE and NO ONWARD CHAIN. The property makes an excellent first time purchase or buy-to-let investment so be quick to book a viewing.



GROUND FLOOR



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs and any other items 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 by any prospective purchaser. The services, systems and appliances shown here are not tested and no guarantee as to their condition or efficacy can be given.
Made with Metaplan 03/20

Location

Lady Mary Road can be found to the south of Norwich within walking distance of the City, bus station and Chapelfield shopping centre and gardens. Local amenities include schooling, popular shops, pubs, restaurants and supermarkets. There is ease of access to Norwich train station, Riverside complex, A47 southern bypass and Norwich Ring Road.

Accommodation Comprises

Communal entrance with front door to:

Entrance Hall

Doors to lounge, kitchen, bedroom, bathroom and two cupboards including a large larder.

Lounge 12'11" x 12'5"

Double glazed window, radiator.

Kitchen 8'4" x 6'11"

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

Bedroom 12'11" x 11'10"

Double glazed window, radiator.

Bathroom 6'11" x 6'1"

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

Outside

Lawned garden to the front enclosed by low level brick walling.

Local Authority

Norwich City Council, Tax Band A.


Tenure

Leasehold – 170 years from 9 December 2021. Please note service/maintenance charges are £827 per annum and ground rent is N/A. 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) A		
(81-91) B		
(69-80) C		75
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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.