



## 51 Black Horse Opening | | Norwich | NR3 4EP

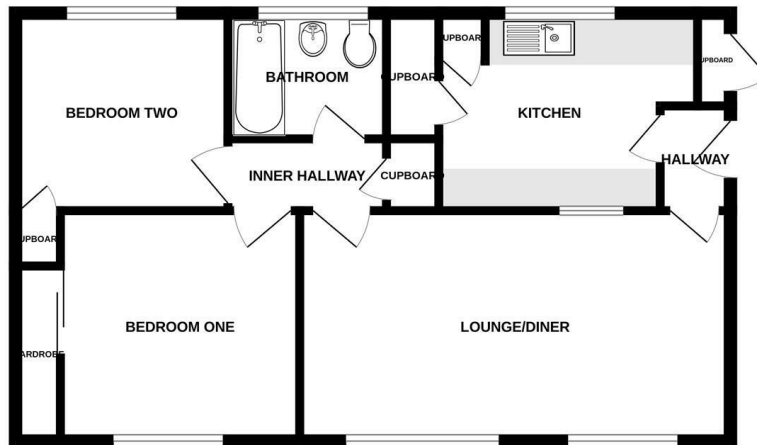
### Guide Price £140,000

**\*\*GUIDE PRICE £140,000 - £150,000 LOVELY FIRST FLOOR FLAT WITH COMMUNAL HEATING OFFERING LOWER HEATING BILLS\*\*** Gilson Bailey are delighted to offer this WELL PRESENTED, TWO BEDROOM, FIRST FLOOR FLAT situated in a tucked away location in the highly sought after NR3 area of Norwich. Accommodation comprising entrance hall, lounge/diner, kitchen, TWO BEDROOMS and a bathroom. Outside there is OFF ROAD RESIDENTS PARKING and communal gardens. The flat benefits from double glazing, COMMUNAL GAS HEATING (includes heating and hot water), NO ONWARD CHAIN and is in excellent condition throughout. The property would make a fantastic first time purchase or buy-to-let investment so be quick to book a viewing.





## FIRST 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.  
Made with Metropix i2024

### Location

Black Horse Opening is within walking distance of the City Centre and is situated close by to many local amenities including schooling, popular shops, pubs, restaurants and supermarkets. There is ease of access to Norwich train station, Riverside complex, Mousehold Heath and the Norwich Ring Road.

### Accommodation Comprises

Stairs to first floor and front door to:

#### Entrance Hall

Doors to lounge and kitchen.

#### Lounge/Diner 18'10" x 10'2"

Two double glazed windows.

#### Kitchen 11'5" x 8'6"

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

#### Bedroom One 11'3" x 10'2"

Double glazed window, built in wardrobe.

#### Bedroom Two 9'4" x 8'7"

Double glazed window, built in wardrobe.

#### Bathroom 6'11" x 5'4"

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

### Outside

Communal gardens and a residents off road parking.

### Local Authority

Norwich City Council, Tax Band A.


### Tenure

Leasehold – Term 125 years from 20 November 1989. Please note ground rent is £10 per annum and service/maintenance charges £572 per quarter. For further information, please contact the office.

### Utilities

Superfast 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>	71	72
(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.

<https://www.gilsonbailey.co.uk>  
 01603764444