



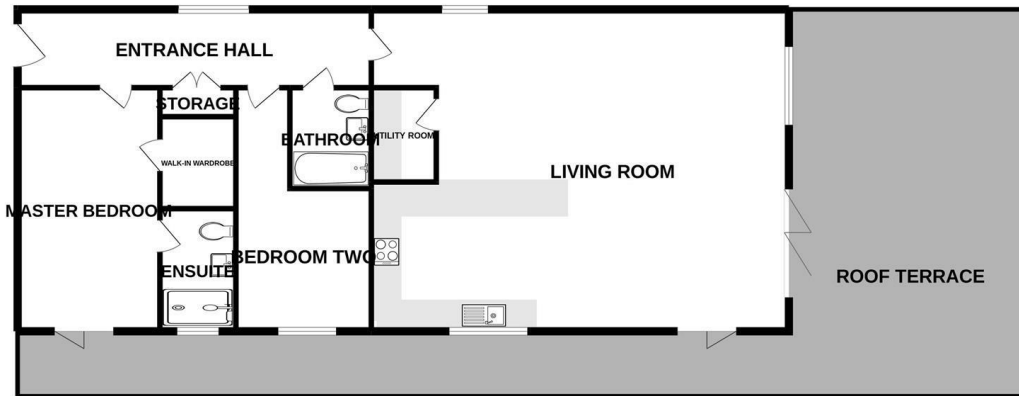
131 Conisford Court | | Norwich | NR1 1PR

Guide Price £475,000

****GUIDE PRICE: £475,000 - £500,000 **WOW FACTOR PENTHOUSE WITH NO ONWARD CHAIN**** Gilson Bailey are delighted to offer this EXCEPTIONAL, TWO DOUBLE BEDROOM, TWO BATHROOM PENTHOUSE apartment situated in this landmark building in the heart of the City close to all shopping, dining attractions and within a short walk of the station. The accommodation comprises of a communal lobby with a concierge and lift access, PRIVATE ENTRANCE HALL, LARGE TRIPLE ASPECT LIVING with doors out to a STUNNING ROOF TERRACE with panoramic views, superb kitchen, separate utility room, master bedroom with en-suite shower room, second bedroom, luxury bathroom, two covered secure parking spaces with electric car charge point, underfloor heating and double glazing.



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 Cathedral city of Norwich is set in the heart of East Anglia and has everything you would desire in a vibrant regional capital, including wonderful shopping facilities with two shopping malls including Chantry Place, and a wide range of independent boutique shops in the Norwich lanes. There is a wide array of restaurants, bars, coffee shops, a dynamic nightlife which caters for all age groups, and the Theatre Royal is one of the country's oldest established theatres. The city is the most complete medieval city in the United Kingdom, including cobbled streets such as Elm Hill, Timber Hill and Tombland, with ancient buildings including St Andrews Hall, two Cathedrals and Norwich Castle. The River Wensum flows throughout the city with various pubs located along the river and with boat hire available. There are excellent transport links with Norwich train station providing a regular mainline service into London Liverpool Street, Cambridge and towards the coast. Norwich International Airport is also situated only 4 miles from the city centre. The city has two Universities including the University of East Anglia and Norwich University of The Arts. There are fantastic schools and colleges around the city and suburbs. Norfolk itself is arguably most famous for its man-made broads, a national park with over 125 miles of waterways set in beautiful countryside surrounded with charming and picturesque towns and villages with Wroxham, the capital of the broads, approximately 8 miles from the centre of Norwich.

Accommodation Comprises

Entrance Hall

Private entrance hall accessed via secure communal entrance lobby with lift access. Tiled floor, inset spot lights, built in storage cupboard and entry-phone.

Living Room 26'6" x 22'11"

Very impressive 26ft long main living room, triple aspect windows and glazed bifold doors to balcony. Superb lighting, laminate flooring, underfloor heating. Opens to kitchen area.

Kitchen

Modern kitchen with ample storage and work surface, appliances include electric hob, oven, dishwasher, fridge, freezer and wine cooler. Tiled floor, inset spot lights. Opens to living room.

Utility Room

Separate utility room, further work surface, space and plumbing for appliances. Tiled floor.

Balcony

Simply stunning wrap around private balcony with far reaching panoramic views.

Bedroom One 17'4" x 10'2"

Large double bedroom, glazed doors to balcony, walk in wardrobe, under floor heating, and door to en-suite shower room.

En-Suite

Luxury shower room comprising double sized shower cubicle, WC and wash basin. Heated towel rail, inset spotlights, extensive tiling and frosted window.

Bedroom Two 9'10" x 9'2"

Second double bedroom, underfloor heating and front aspect window.

Bathroom

Luxury main bathroom, suite in white comprising bath with shower over, WC and wash basin. Heated towel rail, illuminated mirror front medicine chest, inset spot lights, extensive tiling and underfloor heating.

Parking

Two covered allocated parking spaces accessed via automated secure gates. Electric car charging point.

Local Authority

Norwich City Council - Tax Band E

Tenure


Leasehold

Term: 125 years (less 6 days) from and including 24 April 2018.

Service Charge: £1150 per quarter

Ground Rent: £300 pa


Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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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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