

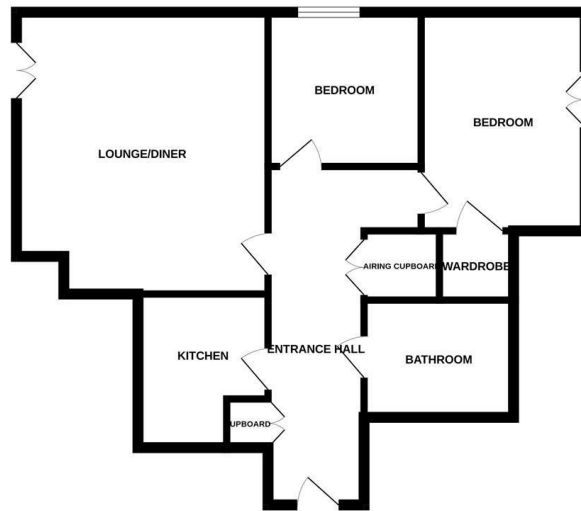


## Flat 13 Morgan House Rouen Road | | Norwich | NR1

### Guide Price £155,000

**\*\*GUIDE PRICE £155,000 - £160,000\*\*EXCELLENT FIRST TIME PURCHASE IN THE CITY CENTRE\*\*** Gilson Bailey are delighted to offer this WELL PRESENTED, TWO BEDROOM, MODERN APARTMENT accessed via the ground level and situated in the heart of Norwich's City Centre. Accommodation comprising secure intercom entry, private entrance hall, lounge/diner with a Juliet balcony, kitchen, TWO BEDROOMS and a bathroom. The apartment benefits from double glazing, electric heating and is in excellent condition throughout. The property would make a great first time purchase or buy-to-let investment so be quick to book a viewing.





While every attempt has been made to ensure the accuracy of the description contained here, measurements of areas, wall thickness, columns 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 have not been tested and no guarantee is to their operation or efficacy. Call for plans. Made with Metreplan 12/04/04

## 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

Secure intercom entry and front door to:

### Entrance Hall

Doors to lounge/diner, kitchen, two bedrooms and bathroom.

### Lounge/Diner 15'4" x 13'7"

Electric radiator, Juliet balcony with patio doors.

### Kitchen 8'7" x 8'5"

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

### Bedroom One 13'10" x 11'8"

Juliet balcony with patio doors, electric radiator, large built in cupboard measuring 1.68m x 1.51m.

### Bedroom Two 8'2" x 8'2"

Double glazed window, electric radiator.

### Bathroom 8'5" x 5'7"

Panelled bath with shower over, low level WC, hand wash basin, heated towel rail, extractor fan.

## Local Authority

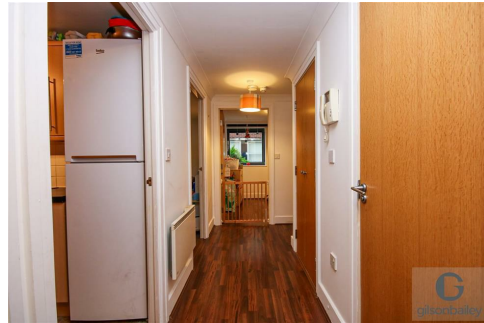
Norwich City Council, Tax Band B.


## Tenure

Leasehold- Term 125 years from and including 14 January 2005. Please note ground rent is £100 per annum and service/maintenance charges are £2430 per annum. For further information, please contact the office.

## Utilities

Cfast 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>86</b>
(69-80) <b>C</b>	<b>76</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 B

**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.