



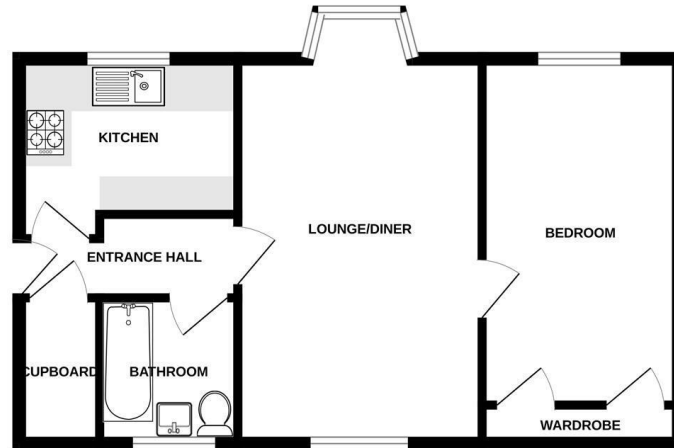
8 Eagle Walk | | Norwich | NR2 2JA

Guide Price £140,000

**** ONE BEDROOM FLAT IN PRIME LOCATION OFF NEWMARKET ROAD IN THE GOLDEN TRIANGLE **** Gilson Bailey present this one bedroom first floor flat situated in the golden triangle of Norwich offering excellent potential to make your own mark on. Accommodation comprises hallway, kitchen, lounge/dining room, large bedroom with fitted wardrobes and a separate bathroom. Outside there is large storage shed which is large enough to store several bikes, permit parking on a first come first served basis and some communal grounds. The property would make an excellent first time purchase or investment so be quick to book your viewing.



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 or omission on this 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 golden-triangle is broadly a wedge-shaped area between Earlham and Newmarket Road and is considered one of the most sought-after areas in Norwich offering a great selection of amenities to include schooling, shops, cafes, restaurants and pubs. You are close by to the centre of Norwich with ease of access to Norwich train station, A47 southern bypass, A11 and the Norfolk & Norwich University Hospital and University of East Anglia.

Hallway

Radiator, storage cupboard housing boiler

Kitchen 9'6" x 7'7"

Window to front fitted wall and base units, fridge freezer, cooker, space for washing machine and radiator.

Bathroom

Frosted window to rear, low level WC, wash basin, bath and radiator

Lounge/Dining Room

Window to front and rear, 2 radiators. door to bedroom.

Bedroom 14'6" x 8'5"

Window to front radiator, built in wardrobes.

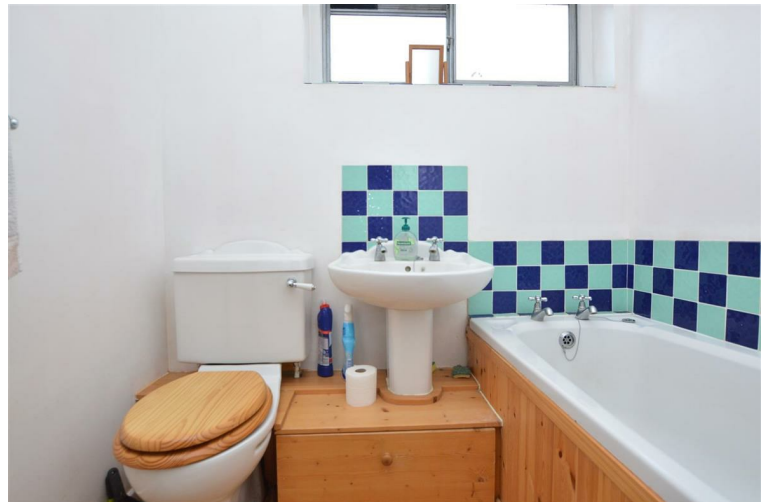
Outside

Communal Grounds and permit parking on a first come served basis.

Tenure

Leasehold
Term: 125 years from 29 June 1987
Ground Rent: £10pa
Service Charge: £278pa

Council Tax




Local Authority

Norwich City Council - Tax Band A

Tenure

Leasehold

Energy Efficiency Rating

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

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.