

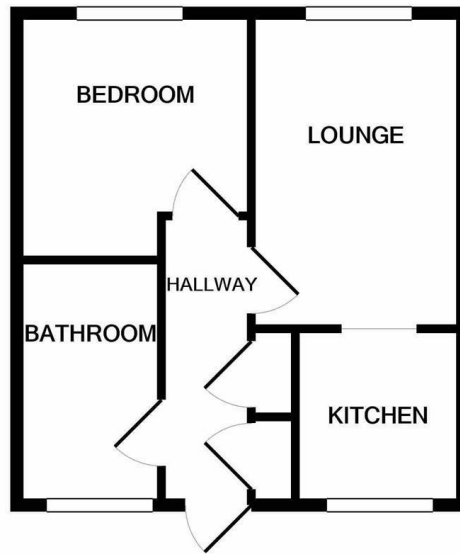


**59 Barnards Yard | | Norwich | NR3 3DS**

## Offers In Excess Of £125,000

**CITY CENTRE LIVING\*\*** Offered with no onward chain and situated in a tucked-away location in the centre of Norwich is this fully renovated, one-bedroom, second-floor flat. The accommodation comprises an entrance hall, lounge, kitchen, bedroom, and bathroom. Outside, there is a residents' permit car park. The flat benefits from double glazing and gas communal heating, making it an ideal first-time purchase or buy-to-let investment. Internal viewing is highly recommended to appreciate the quality and location on offer.





Whilst every attempt has been made to ensure the accuracy of the floor plan 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:

Front door to:

#### Entrance Hall

With doors to lounge, bedroom and bathroom.

#### Lounge 11'11" x 9'4"

Double glazed window to rear, radiator.

#### Kitchen 7'3" x 6'7"

Fitted wall and base units with worktops over, sink and drainer, four ring electric hob with extractor over, fitted oven, space for fridge and washing machine, double glazed window to front.

#### Bedroom 8'10" x 7'11"

Double glazed window to rear, radiator.

#### Bathroom

Panelled bath with shower over, low level WC, hand wash basin, frosted double glazed window to front, heated towel rail.

#### Outside

Communal gardens, storage shed and permit parking.

#### Tenure

Leasehold- Term 125 years from 24 April 1989. Please note ground rent is £10 per annum and service/maintenance charges are £30 per month. For further information, please contact the office.


#### Utilities

Gfast 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>	<b>74</b>	<b>77</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 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.

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