



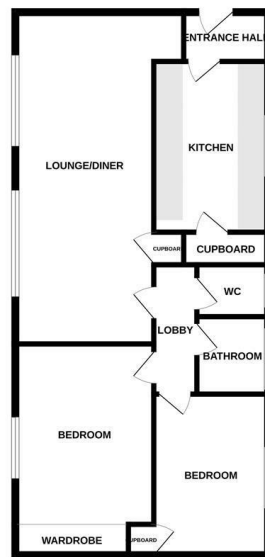
28 Golding Place | | Norwich | NR2 4BD

Offers In The Region Of £160,000

RENOVATED FIRST FLOOR FLAT WITHIN WALKING DISTANCE TO THE CITY CENTRE is this superb fully renovated two bedroom, first floor flat located just west of Norwich city centre with accommodation comprising entrance hall, large lounge/dining room, quality fitted kitchen, stylish bathroom, separate WC and two bedrooms. Outside there are communal grounds and a brick built storage shed. The property is in excellent decorative order and benefits from double glazing, recently fitted carpets and gas central heating. The property would make an excellent first time purchase, downsize or investment, and an internal viewing is highly recommended to appreciate the quality on offer.



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of areas, volumes, floors and any other details 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 for any prospective purchaser. The services, fixtures and appliances shown here are not intended and no guarantee as to their operation or efficiency can be given. Made with Metaplan 12/2011

Location

Golding Place can be found to the west of Norwich withing walking distance of the cosmopolitan St Benedicts area and the City centre itself. There are a good range of popular local amenities nearby with easy access to the Norwich Ring Road, Chapelfield gardens and shopping centre, Norfolk & Norwich Hospital and University of East Anglia.

Kitchen/Breakfast Room 14'3" x 8'6"

Double glazed window, storage cupboard housing gas boiler, radiator, quality fitted wall and base units with worktops over, 1 and a half sink and drainer, space for washing machine and fridge freezer, built in dishwasher, microwave, cooker with 4 ring hob and extractor over, breakfast bar.

Lounge/Dining Room 23'4" x 10'2"

2 double glazed windows, 2 radiators, tv point, storage cupboard.

Inner Hall

Door to 2 bedrooms, WC and Bathroom

WC

Frosted double glazed window, low level WC.

Bathroom

Frosted double glazed, vanity wash basin, bath with dual shower shower over, tiling and heated radiator.

Bedroom 1 15'8" into wardrobe x 10'2"

Double glazed windows radiator.

Bedroom 2 11'10" x 8'6"

Double glazed window, radiator. Storage cupboard.

Outside

Brick built storage shed, permit parking.

Tenure

Leasehold

Term: 125 years from 3 March 1988

Service Charge: £360pa


Ground Rent: £10pa

Local Authority

Norwich City Council - Tax Band A



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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	

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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