



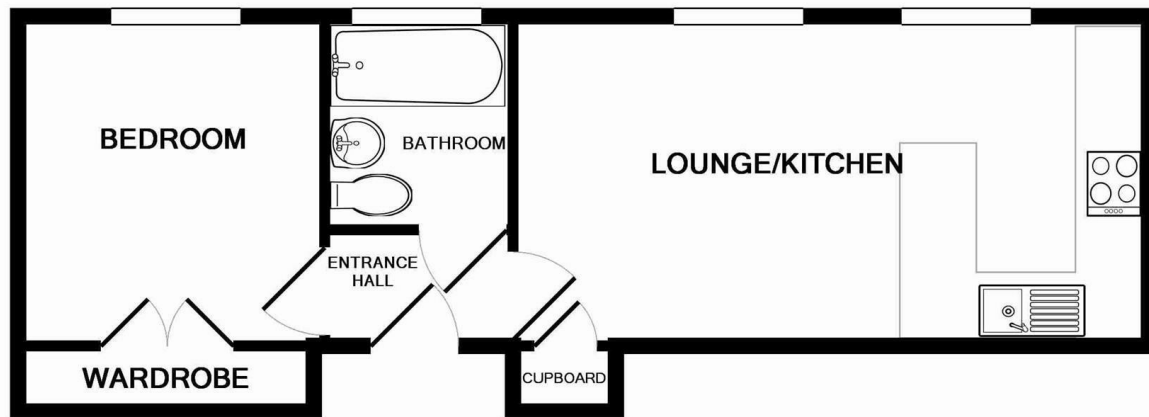
## 22 Alexandra House Thomas Wyatt Close | | Norwich | NR2 2TP

### Offers In Excess Of £140,000

Gilson Bailey are delighted to offer this well presented one bedroom second floor apartment situated in this exclusive converted landmark building just a few minutes walk from the heart of the city. The property benefits from lift access, secure communal lobby, private entrance hall, lounge with impressive views over the well kept and mature communal gardens, superb kitchen with all appliances, double bedroom with built in wardrobe, luxury bathroom with shower over the bath, electric heating, allocated private parking and is OFFERED WITH NO ONWARD CHAIN. The apartment would make an excellent first-time purchase or buy-to-let investment so be quick to book a viewing.







TOTAL APPROX. FLOOR AREA 358 SQ.FT. (33.3 SQ.M.)

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

Situated on the former Norfolk and Norwich hospital development you are close by to many amenities including a wide range of shopping and dining facilities, pubs, supermarkets and Norwich bus station with ease of access to the A47 southern bypass, University of East Anglia, Norfolk & Norwich University Hospital and Norwich ring road.

### Accommodation Comprises

Door to

### Entrance Hall

Private entrance hall accessed via secure entrance lobby with lift access to all floors.

### Living Room 19'8" x 9'10"

Living room with two large sash style windows which give great views over the gardens and allow much natural light in providing the room with a bright and welcoming feel. TV / BT points, heater. Opening to kitchen

### Kitchen

Superb modern kitchen with ample storage and work surface. Appliances include integrated dish washer, washing machine, fridge freezer, electric hob & oven. Inset spot lighting, Extensive tiling.

### Bedroom 10'2" x 9'10"

Double bedroom with big sash style window over looking the gardens, built in double wardrobe, heater.

### Bathroom

Luxury bathroom suite in white comprising bath with shower over, WC and wash basin. Full size heated towel rail, frosted window, extensive tiling.

### Outside

Superbly maintained mature communal gardens for residents enjoyment.

### Local Authority

Norwich City Council - Tax Band A

### Tenure

Leasehold


Term: 125 years from 01 January 2004

Service Charge: £2461pa

Ground Rent: £200pa



#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>	<b>68</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	

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Norwich City Council - Tax Band A

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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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