



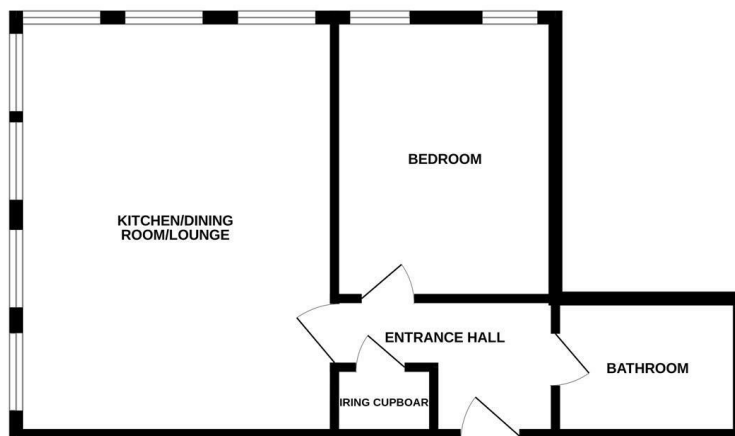
2 St Peters House 23 Cattle Market Street | | Norwich

Offers In The Region Of £145,000

****STUNNING CITY CENTRE APARTMENT**** Gilson Bailey are delighted to offer this HIGH QUALITY, ONE BEDROOM, GROUND FLOOR, APARTMENT situated in the heart of Norwich City Centre. Accommodation comprising communal entrance lobby, private entrance hall, impressive 18-foot open plan living modern kitchen area, luxury bathroom and DOUBLE BEDROOM.. The apartment benefits from double glazing, underfloor electric heating and is OFFERED WITH NO ONWARD CHAIN.



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, 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 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

Communal Entrance

Stairs down to lower ground floor. Door to

Entrance Hall

Doors to Bedroom, Bathroom, Open Plan Kitchen/Living area, oak floor.

Bedroom 11'11" x 9'5"

Two double glazed windows, oak floor.

Bathroom

Bath with shower over, Low level WC, hand wash basin vanity unit, tiling.

Open Plan Kitchen/Living Area 13'6" x 17'9"

Double glazed windows front and side, wall and base units, single sink, fitted oven and hob, integral washing machine, integral fridge freezer, oak floor.

Tenure

Leasehold:

Term: 125 years from and including 28 June 2021

Service Charge: £1200pa


Ground Rent: £145pa

Local Authority

Norwich City Council - Tax Band B



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	57	57
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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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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