

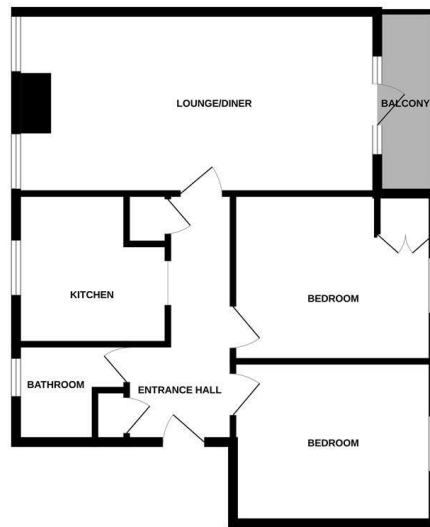
18 Regina Road | | Norwich | NR1 3QZ

£180,000

****SPACIOUS SECOND FLOOR FLAT WITH A BALCONY ON THE EDGE OF THE CITY CENTRE**** Gilson Bailey are delighted to offer this, Two bedroom, spacious, top floor flat with balcony in the Art Deco style located in the desirable central Norwich's Town Close area. This second floor flat in a discreet cul de sac, a very short walking distance from the historic, cultural and artistic centre of Norwich. The flat has two double bedrooms, a bathroom, hallway, kitchen, and a dual aspect lounge with a balcony. The property benefits from a fob entry system with intercom, an interior ground floor storage unit - ideal for storing bikes - and a community permit parking area. The flat is double glazed with gas central heating. This property would be perfect for investors, professionals, individuals or couples, seeking a tucked away central Norwich location."



SECOND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, dimensions, rooms and any other details are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for illustrative purposes only and should be used in conjunction with any other information provided. The accuracy, completeness and appropriateness of the information is not guaranteed. No liability is accepted for any errors or omissions. Made with MyPlan 01005

Location

Located in central Norwich's Town Close, within 5 minutes walk of the Bus Station which has direct international airport and hospital links. This apartment is short walk from Norwich Castle, medieval churches, Theatre Royal, Chapelfield Gardens, Gentleman's Walk, Norwich University of the Arts, and Norwich market are all within a short walking distance. Gyms, cafes, galleries, restaurants, and Sainsburys superstore are all also nearby. As a cul de sac, the property is minimally impacted by passing traffic, yet enjoys the privileges that come with a central location.

Accommodation Comprises

Secure intercom entry with stairs to second floor. Front door to:

Entrance Hall

Doors to all rooms.

Lounge/Diner 16'4" x 10'11"

Two double glazed windows, radiator, door to balcony.

Kitchen 9'2" x 9'1"

Fitted wall and base units with worktops over, sink and drainer, space for cooker, washing machine and fridge, double glazed window, boiler.

Bedroom One 12'0" x 9'8"

Double glazed window, radiator.

Bedroom Two 12'1" x 10'2"

Double glazed window, radiator.

Bathroom 6'4" x 5'9"

Panelled bath with shower over, low level WC, hand wash basin, radiator, frosted double glazed window.

Outside

Storage shed and permit parking.

Local Authority

Norwich City Council, Tax Band A.

Tenure

Leasehold

Term: 125 Years from 01 March 1999

Service Charge £300 per annum

Ground Rent £10 per annum


Utilities

Full fibre broadband available.

Mains water and electric.



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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