

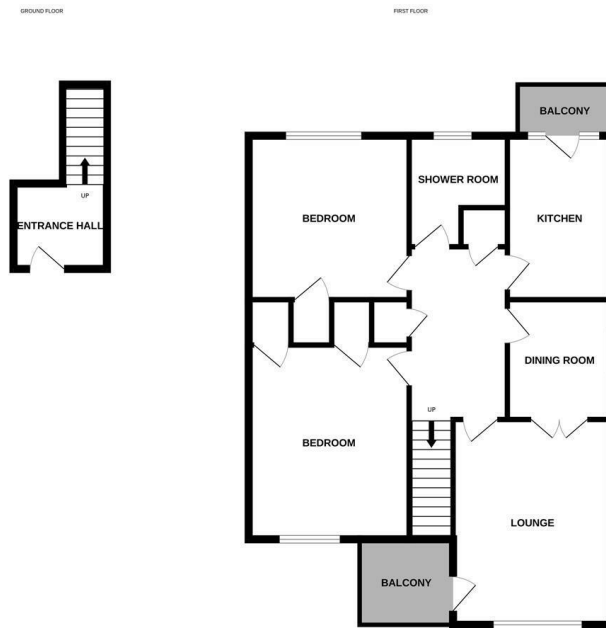


8 Bracondale Court | | Norwich | NR1 2AS

Guide Price £250,000

****GUIDE PRICE £250,000 - £270,000 RARELY AVAILABLE AND HIGHLY SOUGHT AFTER LOCATION CLOSE TO THE CITY**** Gilson Bailey are delighted to offer this STUNNING, RENOVATED, TWO BEDROOM, MAISONETTE APARTMENT situated in the requested Bracondale area to the south of Norwich. Accommodation comprising private entrance hall, first floor landing, lounge, dining room, NEWLY FITTED KITCHEN, MODERN SHOWER ROOM and TWO DOUBLE BEDROOMS with built in storage. Outside there are TWO BALCONIES and a lawned garden to the front. The apartment benefits from double glazing, gas heating (new boiler fitted in 2023) and is in excellent condition throughout. The property would suit a wide array of buyers so be quick to book a viewing.





While every attempt has been made to ensure the accuracy of the description contained here, measurements of floors, walls, 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 vendor, solicitor and agent accept no liability for any error, omission or mis-statement. No part of this plan or any other part of the advertisement can be used for any other purpose without the prior written consent of the agent.

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

Stairs to:

First Floor Landing

Doors to lounge, dining room, kitchen, two bedrooms and shower room.

Lounge 15'0" x 12'1"

Double glazed window, radiator, door to balcony.

Dining Room 8'9" x 7'8"

Double glazed window.

Kitchen 11'11" x 8'5"

Fitted wall and base units with worktops over, sink and drainer, fitted induction hob and oven, fitted microwave, space for fridge/freezer, washing machine and dishwasher, door to balcony.

Bedroom One 14'3" x 11'8"

Double glazed window, radiator, built in storage.

Bedroom Two 12'0" x 11'8"

Double glazed window, radiator, built in storage.

Shower Room 8'1" x 7'1"

Shower cubicle, low level WC, hand wash basin, heated towel rail, frosted double glazed window.

Outside

Lawned garden with mature plants.

Local Authority

Norwich City Council, Tax Band C.

Tenure

Freehold


Service charge £120 per annum

Utilities

Mains gas, water and electric.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	79
(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 C

Tenure

Freehold

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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