



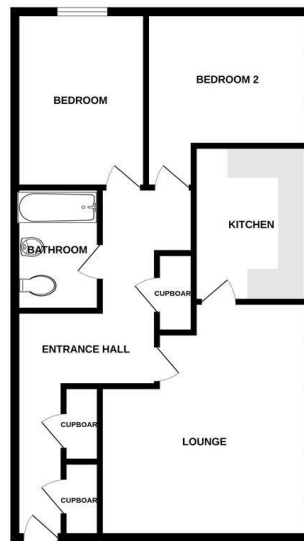
**4 Indigo Yard | | Norwich | NR3 3QZ**

**Guide Price £220,000**

**\*\*GUIDE PRICE £220,000 - £230,000 STUNNING CITY CENTRE APARTMENT WITH A GARAGE\*\*** Gilson Bailey are delighted to offer this WELL PRESENTED, TWO BEDROOM, FIRST FLOOR APARTMENT located a stones throw from the heart of the City Centre. Accommodation comprising secure intercom entry, private entrance hall, lounge, kitchen, TWO BEDROOMS and a bathroom. Outside there is a GARAGE providing off road parking. The apartment benefits from double glazing, gas heating and is in excellent condition throughout. The property would make an excellent first time purchase or buy to let investment so be quick to book a viewing.



FIRST 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 12/2017

## 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

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

### Entrance Hall

Doors to lounge, two bedrooms and bathroom.

### Lounge 13'8" x 13'6"

Two double glazed windows, two radiators.

### Kitchen 9'6" x 7'8"

Fitted wall and base units with worktops over, four ring gas hob with extractor over, fitted oven, space for fridge/freezer, washing machine and dishwasher, double glazed window, radiator.

### Bedroom One 11'8" x 10'9"

Double glazed window, radiator.

### Bedroom Two 11'7" x 8'7"

Double glazed window, radiator.

### Bathroom 8'0" x 5'6"

Panelled bath with shower over, low level WC, hand wash basin, heated towel rail, extractor fan.

### Outside

Single garage.

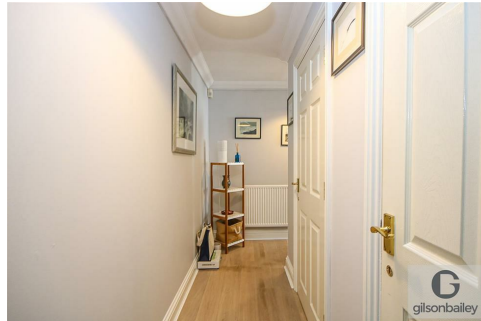
### Local Authority

Norwich City Council, Tax Band C.


### Tenure

Leasehold – Term 125 years from January 2000. Please note ground rent and service/maintenance charges are £900 half yearly combined. For further information, please contact the office.





### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>74</b>	<b>77</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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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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