



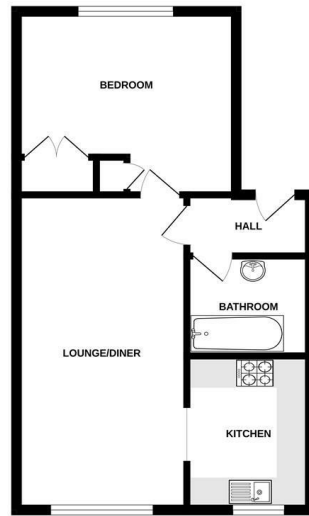
46 Park Lane | | Norwich | NR2 3EF

Offers In Excess Of £110,000

**** CASH BUYERS ONLY FIRST FLOOR FLAT WITH A GARAGE IN THE GOLDEN TRIANGLE**** Gilson Bailey are delighted to offer this well presented, one bedroom, ground floor flat located in the highly requested Golden Triangle area of Norwich with accommodation comprising, entrance hall, lounge/diner, kitchen, bedroom and bathroom. Outside to the rear there is a garage and residents parking available. The flat benefits from double glazing, storage heating and is offered with no onward chain. The property would make a great buy to let investment so be quick to book a viewing.



GROUND FLOOR
414 sq.ft. (38.5 sq.m.) approx.



TOTAL FLOOR AREA - 414 sq.ft. (38.5 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floors, windows, doors and any other details are approximate and not responsible 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 condition or efficiency can be given.
Made with Metaphor 12/25



Location

The golden-triangle is broadly a wedge-shaped area between Earlham and Newmarket Road and is considered one of the most sought-after areas in Norwich offering a great selection of amenities to include schooling, shops, cafes, restaurants and pubs. You are close by to the centre of Norwich with ease of access to Norwich train station, A47 southern bypass, A11 and the Norfolk & Norwich University Hospital and University of East Anglia.

Accommodation Comprises

Secure intercom entry, front door to:

Entrance Hall

Doors to lounge/diner and bathroom.

Lounge/Diner 17'8" x 9'5"

Double glazed window to front, storage heater.

Kitchen 7'10" x 6'1"

Fitted wall and base units with worktops over, sink and drainer, four ring electric hob with extractor over, fitted oven, space for fridge/freezer and washing machine, double glazed window to front.

Bedroom 12'2" x 12'9"

Double glazed window to rear, storage heater, built-in wardrobe.

Bathroom 6'1" x 6'1"

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

Outside

Garage and residents parking.

Tenure

Leasehold:

Term: 99 years less 10 days from 25 March 1970

Service Charge:

Ground Rent:

Local Authority

Norwich City Council - Tax Band A

Agents Note

Please note there is 44 years on the lease remaining.



Local Authority

Norwich City Council - Tax Band A

Tenure

Leasehold

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	

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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