



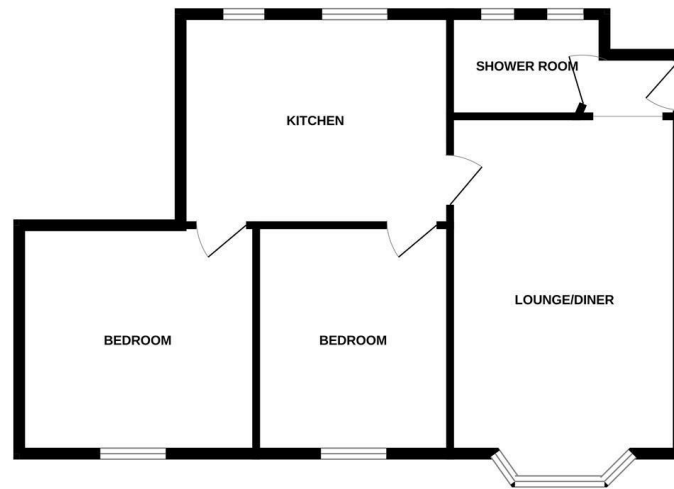
22 Charlton Road | | Norwich | NR3 1TF

Offers In Excess Of £145,000

****JUST A STONES THROW FROM NORWICH CITY CENTRE**** Gilson Bailey are delighted to offer this WELL PRESENTED, TWO BEDROOM, FIRST FLOOR FLAT situated right on the edge of Norwich City Centre. Accommodation comprising secure intercom entry, entrance hall, lounge/diner, kitchen, TWO BEDROOMS and a shower room. Outside there are communal gardens with a brick built storage shed and ALLOCATED PERMIT PARKING. The flat benefits from double glazing, gas heating and is OFFERED WITH NO ONWARD CHAIN. The property would make an excellent first time purchase so be quick to book a viewing.



FIRST 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 mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, fixtures and appliances shown have not been tested and no guarantee is given as to their condition or efficiency and no liability is accepted. Made with floorplan 02/05/18

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

Door to lounge/diner and shower room.

Lounge/Diner 18'5" x 10'7"

Bay fronted double glazed window, radiator.

Kitchen 12'9" x 10'7"

Fitted wall and base units with worktops over, sink and drainer, fitted hob and oven, space for fridge/freezer and washing machine, two double glazed windows, radiator.

Bedroom One 12'0" x 11'5"

Double glazed window, radiator.

Bedroom Two 11'5" x 9'8"

Double glazed window, radiator.

Shower Room

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

Outside

Communal gardens, brick built storage shed and allocated permit parking.

Local Authority

Norwich City Council, Tax Band A.

Tenure


Leasehold - Term 125 years from 14 December 1998. Please note ground rent is £10 per annum and service charge is £269.46 per annum.

Utilities

Fibre to the cabinet 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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