

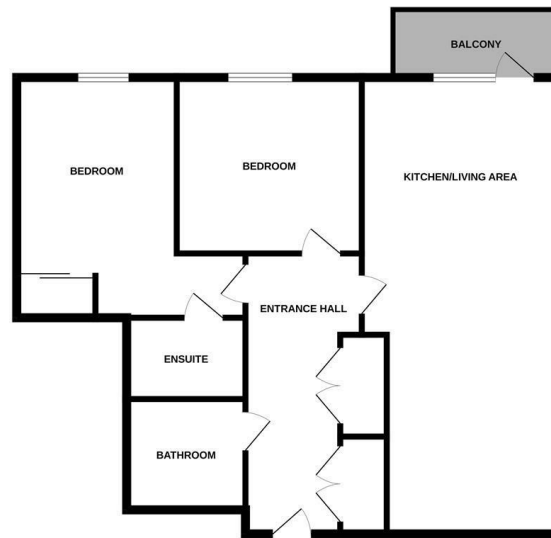


**9 Printworks Drive | | Norwich | NR3 1FN**

**£400,000**

**\*\*STUNNING MODERN APARTMENT WITH GLORIOUS RIVER VIEWS\*\*** Gilson Bailey are delighted to offer this WELL PRESENTED, SPACIOUS, TWO BEDROOM, FIRST FLOOR APARTMENT situated on the edge of Norwich City Centre. Accommodation comprising secure intercom entry, private entrance hall, open plan kitchen/living area with a balcony, TWO BEDROOMS and a bathroom with bedroom one having an EN-SUITE SHOWER ROOM. Outside there are well maintained communal areas and an ALLOCATED PARKING SPACE. The apartment benefits from double glazing, underfloor heating and is OFFERED WITH NO ONWARD CHAIN. 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 floorplan contained here, measurements of walls, windows, doors and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should not be used as such for any prospective purchase. The services, systems and appliances shown here are not intended and no guarantee as to their operation or efficiency can be given. Plans with floorplan 10005

## 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 and lift to first floor.  
Front door to:

### Entrance Hall

Doors to kitchen/living area, two bedrooms and bathroom.

### Kitchen/Living Area 29'10" x 12'11"

### Bedroom One 15'5" x 10'0"

### En-Suite 7'9" x 5'2"

### Bedroom Two 12'0" x 11'6"

### Bathroom 7'9" x 7'10"

### Outside

Well maintained communal areas and one allocated parking space.

### Local Authority

Norwich City Council, Tax Band C.

### Tenure

Leasehold – 250 years less 3 days commencing on and including 17 January 2020. Please note service/maintenance charges and ground rent are payable. For further information, please contact the office.


### Utilities

Full fibre broadband available.  
Mains water and electric.





### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>85</b>	<b>85</b>
(69-80) <b>C</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	

### Local Authority

Norwich City Council, Tax Band C

### 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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