



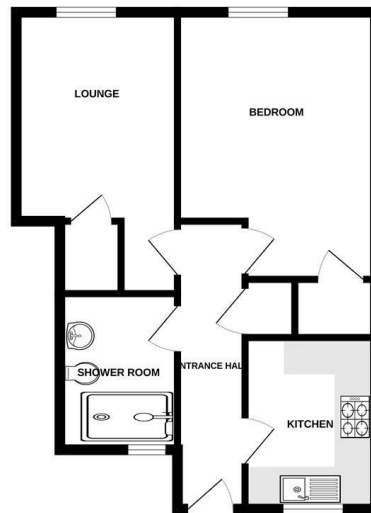
**28 Throckmorton Yard | | Norwich | NR3 1PJ**

## Guide Price £125,000

**\*\*GUIDE PRICE £125,000 - £130,000 LOVELY CITY CENTRE FLAT WITH COMMUNAL HEATING OFFERING LOWER HEATING BILLS\*\*** Gilson Bailey are delighted to offer this WELL PRESENTED, ONE BEDROOM, SECOND FLOOR FLAT situated in the City Centre of Norwich. Accommodation comprising secure intercom entry, private entrance hall, lounge, kitchen, bedroom and a modern fitted shower room. Outside there is free residents permit parking available along with free visitors permit parking. The flat benefits from double glazing, communal gas heating (included in service charge) and is OFFERED WITH NO ONWARD CHAIN. The property would make an excellent first time purchase or buy-to-let investment so be quick to book a viewing.



SECOND FLOOR



While every attempt has been made to ensure the accuracy of the description contained here, measurements, of plans, fixtures, fittings and any other items are approximate and not intended to be used for any legal, contractual or other purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The accuracy, appropriateness and applicability of these plans and drawings are not guaranteed as to their accuracy or otherwise can be given. Made with MapInfo 12.0.0.

## 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 second floor. Front door to:

### Entrance Hall

Doors to lounge, kitchen, bedroom and shower room.

### Lounge 15'0" x 8'10"

Double glazed window, radiator.

### Kitchen 9'7" x 7'3"

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

### Bedroom 15'0" x 9'8"

Double glazed window, radiator, built in wardrobe.

### Shower Room 8'0" x 5'6"

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

### Outside

Residents permit parking.

### Local Authority

Norwich City Council, Tax Band A.

### Tenure

Leasehold – Term 125 years from 15 June 1998. Please note ground rent is £1 per annum and service/maintenance charges £124 per month. For further information, please contact the office.


### Utilities

Fibre to the cabinet 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>		
(69-80) <b>C</b>	<b>74</b>	<b>76</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 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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