



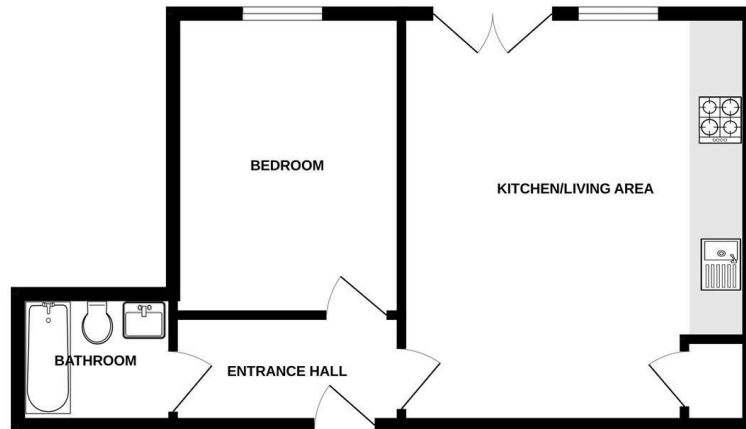
33 Eastgate House Thorpe Road | Thorpe Hamlet Norwich, NR11 5E

Offers In Excess Of £140,000

****EXCELLENT FIRST TIME PURCHASE WITHIN WALKING DISTANCE TO THE CITY CENTRE AND TRAIN STATION**** Gilson Bailey are delighted to offer this WELL PRESENTED, MODERN, ONE BEDROOM, SECOND FLOOR APARTMENT situated just to the east of Norwich within walking distance to the City Centre. Accommodation comprising secure intercom entry, private entrance hall, open plan kitchen/living area with a Juliet balcony and views towards Whitlingham, ONE BEDROOM and a modern fitted bathroom. 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 to appreciate the quality and location on offer.



SECOND 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, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix CS2025

Location

Eastgate House is within close proximity of the City centre and Norwich train station along with a good selection of amenities to include schooling, shops, supermarkets and restaurants. There is ease of access to the Norwich Ring Road and A47 southern bypass with regular public transport links to the Broadland Business Park.

Accommodation Comprises

Secure intercom entry with stairs and lift to second floor. Front door to:

Entrance Hall

Doors to kitchen/living area, bedroom and bathroom.

Kitchen/Living Area 16'11" x 14'4"

Fitted wall and base units with worktops over, sink and drainer, fitted hob and oven, integrated fridge/freezer, washing machine and dishwasher, double glazed window, radiator, double doors to Juliet balcony, storage cupboard.

Bedroom 12'5" x 9'6"

Double glazed window, radiator.

Bathroom 6'5" x 5'5"

Tiled bath with shower over, low level WC, hand wash basin, heated towel rail, frosted double glazed window.

Local Authority

Norwich City Council, Tax Band A.

Tenure

Leasehold- Term 125 years from 1 January 2018. Please note ground rent is £250 per annum and service/maintenance charges are £1100 per annum. For further information, please contact the office.

Utilities

Superfast broadband available.
Mains water, gas, sewerage and electric.



Energy Efficiency Rating

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