



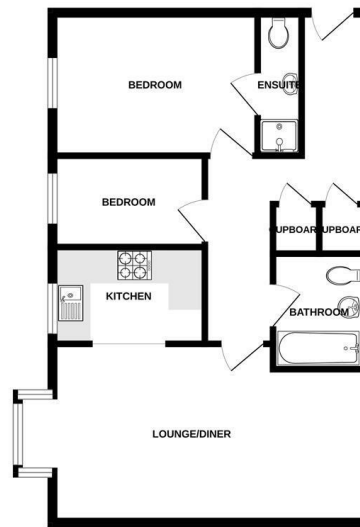
**16 St. Martin At Bale Court | | Norwich | NR1 3DZ**

## Guide Price £170,000

**\*\* GUIDE PRICE £170,000 - £180,000 CITY CENTRE APARTMENT WITH OFF ROAD PARKING AND NO ONWARD CHAIN \*\*** Gilson Bailey are delighted to offer this TWO BEDROOM, SECOND FLOOR APARTMENT situated in a private gated community in the City Centre of Norwich. Accommodation comprising secure intercom entry, private entrance hall, lounge/diner, kitchen, bathroom and TWO BEDROOMS with bedroom one having an EN-SUITE SHOWER ROOM. Outside there is ONE OFF ROAD ALLOCATED PARKING SPACE. The apartment benefits from double glazing, gas heating 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



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of areas, volumes, heights and any other details are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The accuracy, validity and applicability of this plan is not guaranteed and is subject to prior agreement in writing only. Made with Metaphor 12/03/20

## 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/diner, two bedrooms and bathroom.

### Lounge/Diner 20'8" x 10'7"

Double glazed window, radiator.

### Kitchen 9'1" x 5'9"

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

### Bathroom 6'10" x 5'6"

Panelled bath, low level WC, hand wash basin, radiator.

### Bedroom One 12'2" x 8'6"

Double glazed window, radiator.

### En-Suite 8'6" x 2'7"

Shower cubicle, low level WC, hand wash basin, radiator, extractor fan.

### Bedroom Two 9'1" x 5'5"

Double glazed window, radiator.

### Outside

One off road parking space.

### Local Authority

Norwich City Council, Tax Band B.

### Tenure

Leasehold - Term 125 Years from 1 January 2003. Please note ground rent is £406 per annum and service charge £1527.09 per annum.


### 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>		
(69-80) <b>C</b>	<b>78</b>	<b>78</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 B

### 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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