



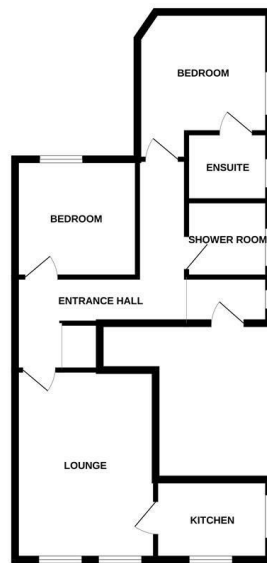
Flat 2 Kent House St. Stephens Road | | Norwich | NR1 7DE

Offers In Excess Of £180,000

**** STUNNING RENOVATED FLAT WITHIN WALKING DISTANCE TO THE CITY CENTRE **** Gilson Bailey are delighted to offer this WELL PRESENTED, TWO BEDROOM, FIRST FLOOR FLAT situated on St Stephens Road to the south of the City. Accommodation comprising communal entrance, entrance hall, lounge, kitchen, shower room and TWO BEDROOMS with bedroom one having an EN-SUITE BATHROOM. The flat benefits from secondary glazing, gas heating and is OFFERED WITH NO ONWARD CHAIN. The property would make a fantastic first time purchase or buy-to-let investment so be quick to book a viewing.



FIRST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of areas, volumes, floors 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 are not to be relied upon for any purpose other than to provide a general guide only.

Made with Metaphor 12/2019

Location

Located within walking distance to a full selection of amenities including chapel field shopping centre, chapel field gardens, theatre and the city centre with its array of shops bars coffee shops and restaurants. There is good access to the Norfolk and Norwich University Hospital, University of East Anglia and public transport links to the a 47 southern bypass.

Accommodation Comprises

Secure intercom entry with stairs to first floor. Front door to:

Entrance Hall

Doors to lounge, two bedrooms and shower room.

Lounge 14'7" x 10'9"

Two sash windows. radiator.

Kitchen 7'1" x 6'0"

Fitted wall and base units with worktops over, sink and drainer, fitted hob and oven, integrated fridge and dishwasher, two sash windows.

Bedroom One 11'5" x 10'7"

Window to side, radiator.

En-Suite 6'1" x 5'5"

Panelled bath with shower over, low level WC, hand wash basin, heated towel rail, frosted window to side.

Bedroom Two 9'5" x 9'1"

Sash window, radiator.

Shower Room 6'3" x 5'10"

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

Local Authority

Norwich City Council, Tax Band B.

Tenure

Freehold

The new owner will own share of freehold with other two flats in the block.

Service charge £1384 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	79	81
(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 B

Tenure

Freehold

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.

<https://www.gilsonbailey.co.uk>
01603764444