

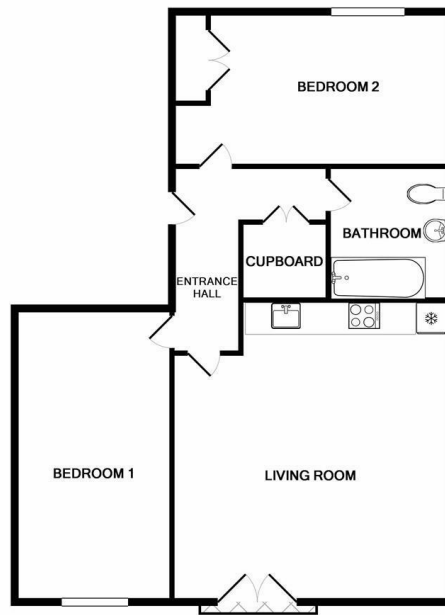


21 Maidstone Road | | Norwich | NR1 1EA

Offers In Excess Of £170,000

Gilson Bailey are delighted to offer this TWO bedroom FIRST FLOOR modern executive apartment situated in the very heart of the city close to the station and all amenities. The property benefits from secure entrance lobby, private entrance hall, large living room with quality wood laminate floor and doors to Juliet balcony, kitchen with all appliances, two double bedrooms, bathroom with shower over the bath, secure underground parking, central heating to radiators, double glazing!





Whilst every attempt has been made to ensure the accuracy of the floor plan 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.
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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

Private entrance hall accessed via secure communal entrance lobby. Built in storage cupboard, quality laminate floor, entry phone, radiator.

Kitchen

Modern fitted kitchen, ample storage and work surface, electric hob and oven, cooker hood over, integrated appliances include fridge/freezer, washing machine and dishwasher. Inset spot lighting, quality laminate floor.

Lounge 17'0" x 15'1"

Generous sized lounge, double aspect with glazed double doors to Juliet balcony which allow much natural light in providing the room with a bright and welcoming feel. Quality Laminate floor, TV / BT points, radiator.

Bedroom One 17'0" x 8'6"

Impressive 17ft master bedroom with front aspect window, BT point, radiator.

Bedroom Two 15'1" x 10'9"

Equally impressive, big second double bedroom, rear aspect window, built in double wardrobe, BT / TV points, radiator.

Bathroom

Modern white fitted bathroom suite comprising bath with shower over, WC and wash basin, inset lighting, radiator.

Outside

Communal hard landscaped courtyard garden, seating small lawn area and trees.

Parking

One allocated secure parking space accessed via remote control roller shutter doors.

Local Authority

Norwich City council Tax band B

Utilities

Fibre to the cabinet broadband available.
Mains water and electric.

Tenure

Leasehold - Term 250 years from 1 January 2006. Please note ground rent is £275 per annum and service/maintenance charges are £286 per month but includes water. For further information, please contact the office.



Local Authority

Norwich City Council

Tenure

Leasehold

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	79	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	

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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