



**190 North Park Avenue | | Norwich | NR4 7ED**

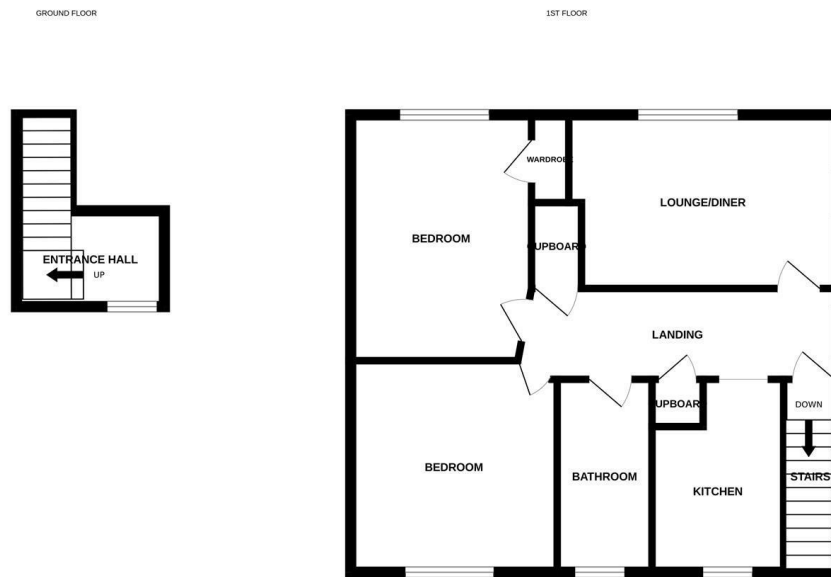
## Guide Price £170,000

**\*\*GUIDE PRICE £170,000 TO £180,000 \*\*OFFERED WITH NO ONWARD CHAIN\*\*** Gilson Bailey are delighted to offer this two-bedroom first floor flat, ideally positioned close to the University of East Anglia, the Norfolk & Norwich University Hospital and directly overlooking the beautiful Eaton Park. Offering light and spacious accommodation, the property features its own private entrance with stairs leading to the first floor, a generous landing, an open-plan lounge/diner, fitted kitchen, two double bedrooms and a family bathroom.

Outside, the flat benefits from a large brick-built bike shed/outhouse providing excellent storage, along with a private enclosed rear garden – a rare feature for a property of this type. Additional advantages include uPVC double glazing and electric storage heating.

Perfectly located for professionals, students or investors, this property represents an outstanding first-time purchase or buy-to-let investment, combining convenience, outdoor space and attractive views over one of Norwich's most iconic green spaces. Early viewing is highly recommended.





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.  
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## Location

North Park Avenue is close by to many local amenities including Eaton Park, golf course, schooling, popular local shops, supermarkets, pubs and restaurants with good access to and from the City Centre and ease of access to both the University of East Anglia and Norfolk and Norwich University Hospital. There is also easy access to the Norwich Ring Road, A47 southern bypass with links to the A11 and A140 and Longwater Retail Park.

## Accommodation Comprises:

Front door to:

### Entrance Hall

With stairs to first floor, door to:

### Landing

With doors to lounge/diner, kitchen, both bedrooms and bathroom. Airing cupboard, loft access, coving.

### Lounge/Diner 10'9" x 13'8"

uPVC double glazed windows to front and side, electric heater, original tiled fireplace.

### Kitchen 8'4" x 7'1"

Wall and base units, stainless steel single sink and drainer, stainless steel fitted oven and hob with extractor, uPVC double glazed window, space for washing machine, fridge, tiling.

### Bathroom

Three piece suite comprising: low level w.c., hand wash basin with vanity unit, panelled bath, frosted uPVC double glazed window, tiling.

### Bedroom One 12'7" x 9'8"

uPVC double glazed window to front, electric heater, door to cupboard.

### Bedroom Two 9'8" x 7'6"

uPVC double glazed window to rear, electric heater.

## Outside

Brick built bike shed/outhouse, lawned garden enclosed by timber panel fencing.

## Local Authority

Norwich City Council, Tax Band A.

## Directions

Leave Norwich via Unthank Road, at the traffic lights turn right, proceed through the next set of traffic lights then turn left into North Park Avenue, continue out and the property can be found set back on your right hand side.

## Tenure

Leasehold  
Term: 125 years from 17 July 1989  
Service Charge: £200 per annum  
Ground Rent: £10 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) <b>A</b>                          |                            |                                                                                     |
| (81-91) <b>B</b>                            |                            |                                                                                     |
| (69-80) <b>C</b>                            |                            | <b>76</b>                                                                           |
| (55-68) <b>D</b>                            | <b>65</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<br>2002/91/EC |  |

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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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