



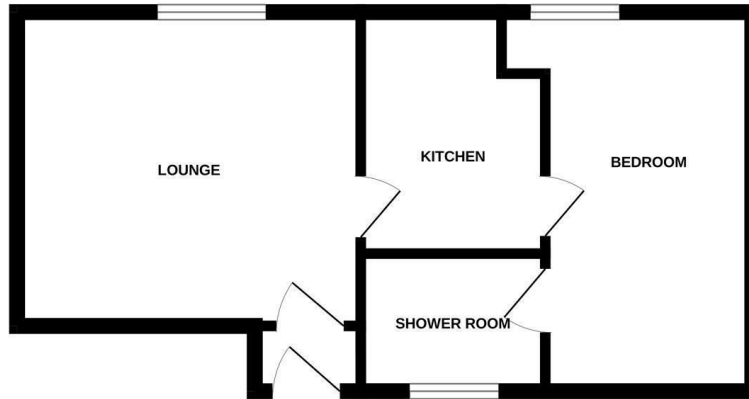
4 Mandells Court | | Norwich | NR3 1AY

Asking Price £140,000

HIDDEN GEM IN THE CITY CENTRE WITH LOVELY VIEWS TOWARDS THE CHURCH Gilson Bailey are delighted to present this well-presented one-bedroom ground floor flat, tucked away in a peaceful position right in the heart of Norwich City Centre. The accommodation includes an entrance hall, bright lounge, fitted kitchen, double bedroom and en-suite shower room, all finished with quality touches such as oak doors and seagrass carpet. Outside, residents enjoy access to paved communal gardens, with pay-and-display parking available nearby. The property further benefits from double glazing, electric heating and is offered with no onward chain. An ideal first-time purchase or buy-to-let investment in a highly convenient central location—early viewing is strongly advised.



GROUND 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 misstatement. 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 ©2024

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

Front door to:

Entrance Hall

Door to:

Lounge 12'8" x 11'7"

Window to rear with lovely church views, electric radiator.

Kitchen 8'11" x 6'9"

Fitted wall and base units with worktops over, sink and drainer, integrated fridge and washing machine, laminate flooring.

Bedroom 11'5" x 9'3"

Window to rear with views of the church, electric radiator.

Shower Room 5'6" x 5'0"

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

Outside

Paved communal gardens and rear gate access.

Local Authority

Norwich City Council, Tax Band A.

Tenure

Leasehold - Term 215 years from 1 September 1979. Please note that the ground rent and service charge is comined at £964pa. For further information, please contact the office.

Utilities

Superfast fibre 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		73
(55-68) D		
(39-54) E	42	
(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.

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