



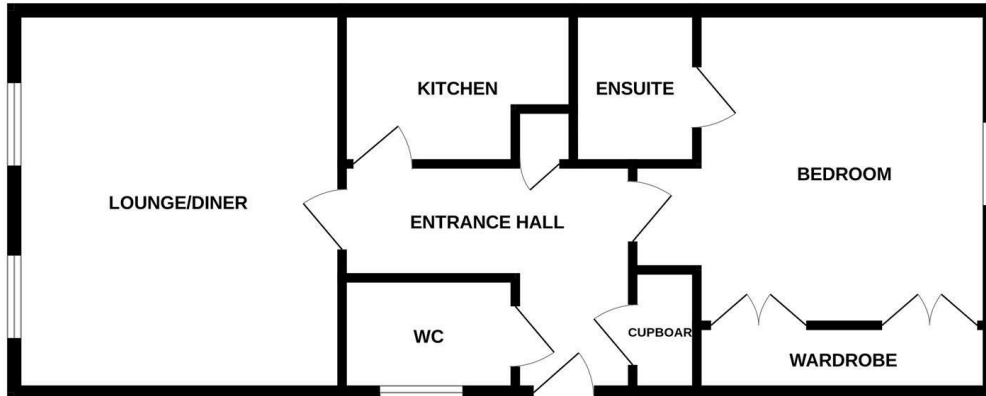
7 Scholars Court 14 Oak Street | | Norwich | NR3 3AE

£220,000

****STUNNING GROUND FLOOR APARTMENT OFFERED WITH NO ONWARD CHAIN**** Gilson Bailey are delighted to offer this spacious ground-floor apartment is set within a small and secure gated development, just a short stroll from Norwich City Centre. Boasting a welcoming entrance hall, generous lounge, fitted kitchen, cloakroom, double bedroom and en-suite, the property offers both comfort and practicality in equal measure. Finished in neutral décor and benefiting from gas central heating, it is ready to move straight into. Outside, residents enjoy the peace of a communal courtyard-style garden, secure entry system, and the convenience of allocated parking. Perfect as a first-time home or an excellent investment opportunity, this rarely available apartment is sure to attract strong interest – an early internal viewing is highly recommended.



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 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

Private entrance door to:

Entrance Hall

Doors to lounge, kitchen, bedroom and WC.

Lounge 18'0" x 12'0"

Two double glazed windows, two radiators.

Kitchen 10'7" x 6'9"

Fitted wall and base units with worktops over, sink and drainer, fitted hob and oven, space for fridge/freezer, washing machine and dishwasher, radiator.

Bedroom 16'9" x 13'6"

Double glazed window, radiator, built in wardrobes.

En-Suite 6'8" x 5'10"

Walk-in shower cubicle, low level WC, hand wash basin, heated towel rail, extractor fan.

WC

Low level WC, hand wash basin.

Outside

An allocated parking space behind secure electric gates with walk-way leading to communal courtyard garden.

Local Authority

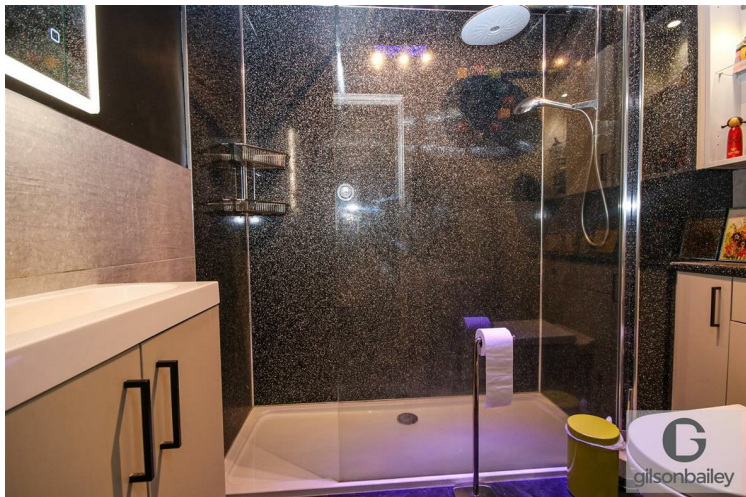
Norwich City Council, Tax Band B.

Tenure

Leasehold – Term 125 Years from 25 March 1989. Please note ground rent is not payable and the most recent service/maintenance charges were £847.95 per annum. The property also benefits from a 10% share in the freehold, the residents committee decide and agree on the service charge amount each year. For further information, please contact the office.

Utilities

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



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	74
(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

Leasehold - Share of 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.

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