



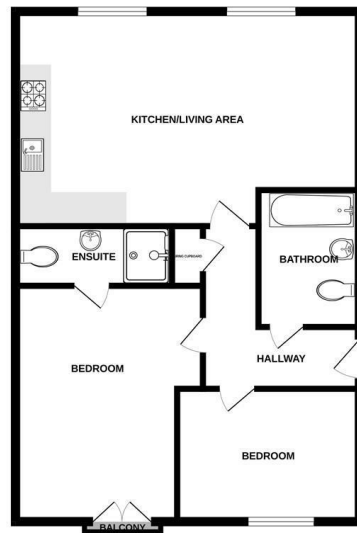
150 Brazen Gate | | Norwich | NR1 3SB

£210,000

****OFFERED WITH NO ONWARD CHAIN**** Gilson Bailey are delighted to offer this well-presented and modern two-bedroom third-floor flat, ideally located to the south of Norwich and within walking distance of the City Centre. The accommodation comprises a secure intercom entry system, private entrance hall, open-plan kitchen/living area, two bedrooms, and a bathroom, with bedroom one benefiting from an en-suite shower room. Outside, there is one allocated off-road parking space. The property further benefits from gas central heating, double glazing, and is offered with no onward chain. Perfect for first-time buyers or buy-to-let investors, this stylish flat combines modern living with a convenient location — early viewing is highly recommended!



THIRD 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 for any prospective purchaser. The layout, fixtures and appliances shown here are not intended and no guarantee as to their operation or efficiency can be given. Made with Metaplan 12/2011

Location

Brazen Gate is within walking distance of local shops, restaurants, pubs, coffee shops and Sainsbury's supermarket. There is ease of access to Norwich bus station, the University of East Anglia, Norfolk & Norwich University Hospital, Norwich railway station, ring road, A47 and A11.

Accommodation Comprises

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

Entrance Hall

Doors to kitchen/living area, two bedrooms and bathroom.

Kitchen/Living Area 20'8" x 13'7"

Fitted wall and base units with worktops over, sink and drainer, fitted hob and oven, integrated fridge/freezer and washing machine, two double glazed windows, electric heater.

Bedroom One 14'0" x 11'3"

Patio doors to Juliet balcony, electric heater.

En-Suite 6'4" x 3'11"

Shower cubicle, low level WC, hand wash basin, frosted double glazed window.

Bedroom Two 11'1" x 8'6"

Double glazed window, electric heater.

Bathroom 6'10" x 5'6"

Panelled bath with shower over, low level WC, hand wash basin, heated towel rail, extractor fan.

Outside

One off road parking space and communal gardens.

Local Authority

Norwich City Council, Tax Band C.

Tenure

Leasehold – Term 125 years from 1 January 2014. Please note ground rent is £350 per annum and service/maintenance charges are £1900 per annum. For further information, please contact the office.

Utilities

Cable 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		
(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 C

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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