



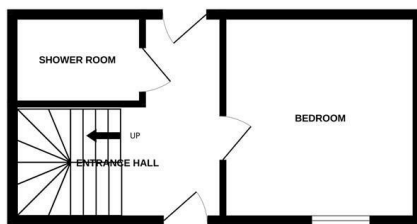
**18 Printworks Drive | | Norwich | NR3 1FP**

**£104,000**

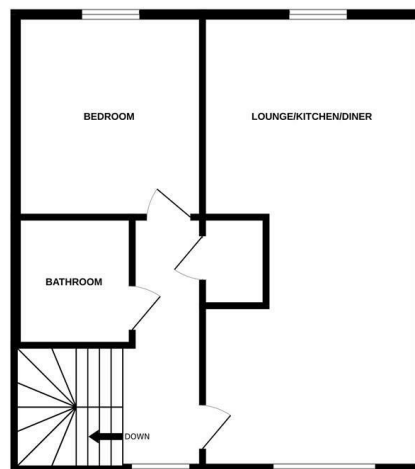
**\*\*40% SHARED OWNERSHIP\*\*** Gilson Bailey are delighted to offer this STUNNING, MODERN, TWO BEDROOM, MAISONETTE APARTMENT situated close by to the river on the edge of Norwich City Centre. Accommodation comprising entrance hall, bedroom and shower room on the ground floor. On the first floor there is an OPEN PLAN LOUNGE/KITCHEN/DINER, bedroom and bathroom off landing. Outside there is ONE OFF ROAD PARKING SPACE. The maisonette benefits from double glazing, electric underfloor heating and is OFFERED WITH NO ONWARD CHAIN. The property would make a great first time purchase so be quick to book a viewing. Please note the 50% share reflects a full market price of £260,000 and the monthly rent payable is £216.67 per month.



GROUND FLOOR



1ST 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. The 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

Front door to:

### Entrance Hall

Doors to bedroom, shower room and stairs to first floor.

### Bedroom Two 11'9" x 11'1"

### Shower Room 7'4" x 5'1"

### First Floor Landing

Doors to lounge/kitchen/diner, bedroom and bathroom.

### Lounge/Kitchen/Diner 26'0" x 12'5"

### Bedroom One 11'7" x 10'8"

### Bathroom 7'3" x 6'8"

### Outside

One off road parking space.

### Local Authority

Norwich City Council, Tax Band C.

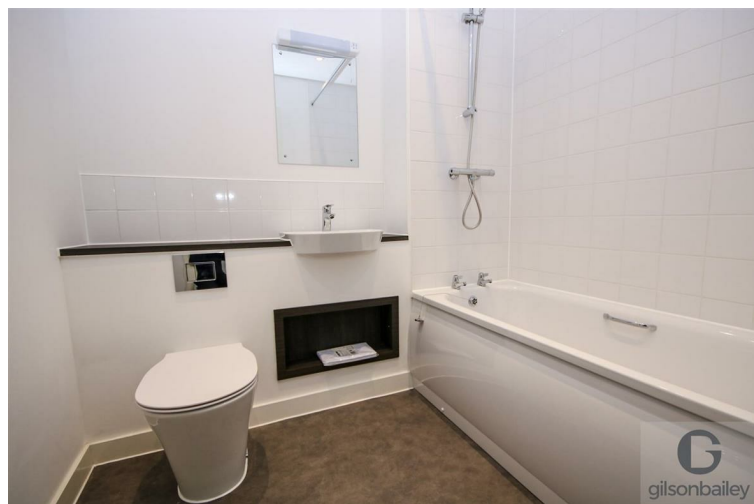
### Tenure

Leasehold – Term 999 years no commencement date yet.. Please note service/maintenance charges are £202.30 per month. For further information, please contact the office.


### Utilities

Full fibre 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>	<b>85</b>	<b>85</b>
(69-80) <b>C</b>		
(55-68) <b>D</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 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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