



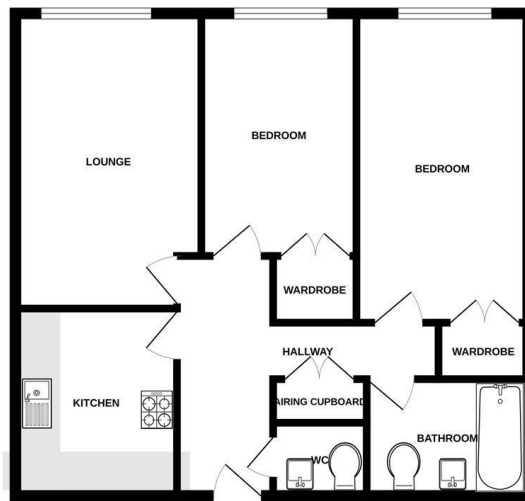
17 Anchor House Anchor Quay | | Norwich | NR3 3XP

Guide Price £200,000

**** GUIDE PRICE £200,000 - £220,000 - CITY CENTRE APARTMENT OFFERED WITH NO ONWARD CHAIN**** Gilson Bailey are delighted to offer this WELL PRESENTED, TWO BEDROOM, UPPER GROUND FLOOR APARTMENT situated in the heart of the City Centre of Norwich. Accommodation comprising secure intercom entry, private entrance hall, lounge, kitchen, TWO BEDROOMS, bathroom and WC. Outside there is no allocated parking available however permits can be available from the Council at an additional cost. There is also a bike shed. The apartment benefits from electric heating and original features such as superb arch windows and high ceilings and is OFFERED WITH NO ONWARD CHAIN. The property would make an excellent first time purchase or buy-to-let investment so be quick to book a viewing.



FIRST FLOOR



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floor, ceiling, walls and any other space 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 the only prospective purchaser. The services, equipment and appliances shown here are not shown to scale and no guarantee is given to their condition or efficiency. The plan is made with reference to the plan.

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

Secure intercom entry with stairs and lift to upper ground floor. Front door to:

Entrance Hall

Doors to all rooms.

Lounge 16'6" x 9'6"

Window, radiator.

Kitchen 9'4" x 8'5"

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

Bedroom One 15'9" x 8'9"

Window, radiator, built in wardrobe.

Bedroom Two 12'10" x 7'10"

Window, radiator, built in wardrobe.

Bathroom 8'2" x 5'11"

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

WC 4'11" x 3'8"

Low level WC, hand wash basin, heated towel rail.

Outside

There is permit parking available at an additional cost. Bike shed.

Local Authority

Norwich City Council, Tax Band C.

Tenure

Leasehold -Term 999 years from 25 December 2001. Please note ground rent is £112.50 per annum and service/maintenance charges are £3045 per annum. For further information, please contact the office.

Utilities

Gfast fibre broadband available.
Mains water.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	76
(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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