



20 Shibleys Court | Fishers Lane | Norwich | NR2 1EE

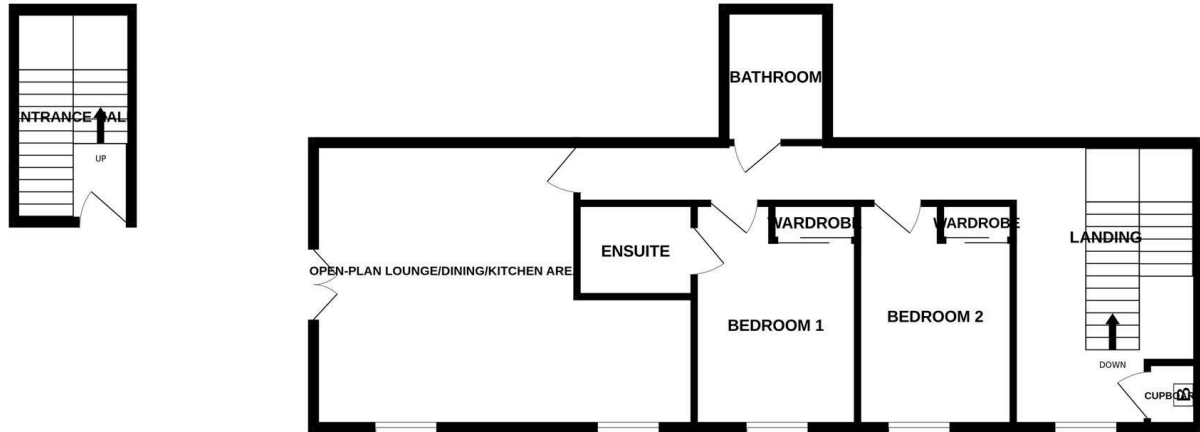
Guide Price £280,000

GUIDE PRICE: £280,000 - £300,000 ****ONE OF A KIND AND RARELY AVAILABLE APARTMENT IN THE CITY CENTRE**** Gilson Bailey are delighted to offer this SPACIOUS, TWO BEDROOM, APARTMENT situated on a cosmopolitan street in the heart of the City Centre of Norwich with NO ONWARD CHAIN. Accommodation comprising communal entrance, private entrance hall with stairs to first floor, TWO DOUBLE BEDROOMS, en-suite shower room, SUBSTANTIAL LOUNGE/DINING/KITCHEN AREA WITH VAULTED CEILINGS and JULIETTE BALCONY. The apartment benefits from gas central heating and is presented in excellent condition throughout.



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. 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

Providing good access to and from the City centre with ease of access to both the University of East Anglia and Norfolk and Norwich University Hospital. Local amenities include schooling, popular local shops, supermarkets, pubs and restaurants.

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

Door to

Entrance

Stairs to first floor landing.

Landing

Doors to bedrooms one, two, bathroom, open plan lounge/dining/kitchen area and cupboard. Three light tunnels, UPVC window and vaulted ceilings.

Open Plan/Lounge/Dining/Kitchen Area

Wall and base units, single sink with fitted water softener underneath, stainless steel fitted oven and hob, integral fridge, freezer, dishwasher and washer/dryer. Two UPVC windows, UPVC Juliette balcony and vaulted ceilings.

Bedroom One 12'7" x 8'9"

UPVC window, radiator, built in wardrobe and door to

En Suite

Three-piece suite, comfort level WC, shower, hand wash basin, chrome heated towel rail.

Bedroom Two 12'0" x 8'3"

UPVC, radiator, built in wardrobe.

Bathroom

Three-piece suite. Bath, low level WC, wash basin and radiator.

Outside

Secure gated off street allocated parking space.

Tenure

Leasehold

Term: From and including 01 July 2007 to and including 30 June 2132

Service Charge: 28/02/2024 - 28/03/2025 - £1,198.34


Ground Rent: £200

Local Authority

Norwich City Council, Tax Band B



Energy Efficiency Rating

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

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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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