



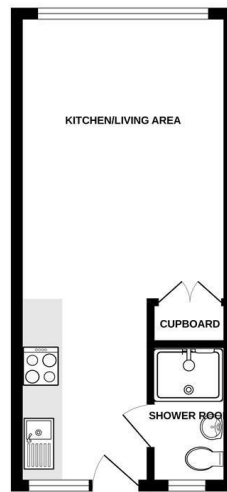
8 Mandells Court | | Norwich | NR3 1AY

Offers Over £90,000

****RENOVATED STUDIO APARTMENT IN A HIDDEN CITY CENTRE LOCATION****
Gilson Bailey are delighted to offer this WELL PRESENTED, GROUND FLOOR, STUDIO APARTMENT tucked away in the City Centre of Norwich. Accommodation comprising open plan kitchen/living area and a modern shower room. Outside there are well kept communal gardens. The studio benefits from double glazing, electric heating 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.



GROUND FLOOR



Whilst every effort has been made to ensure the accuracy of the description contained herein, measurements of areas, volumes, heights and other items 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 services, systems and appliances shown here are not shown unless agreed for purchase, as to their operation or efficiency can be given. Made with Metropix i2000.

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:

Kitchen/Living Area 23'7" x 10'7"

Fitted wall and base units with worktops over, sink and drainer, fitted hob and oven, space for fridge and washing machine, double glazed window, electric heater.

Shower Room 7'1" x 3'11"

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

Outside

Well kept communal gardens.

Local Authority

Norwich City Council, Tax Band A.

Tenure

Leasehold- Term 125 years from 1 September 1979. Please note ground rent is £250 per annum and service/maintenance charges are £979.64 per annum. For further information, please contact the office.

Utilities

Ultrafast full fibre broadband available. Mains water and electric.




Local Authority

Norwich City Council, Tax Band A

Tenure

Leasehold

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			76
(55-68) D	65		
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		

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.