



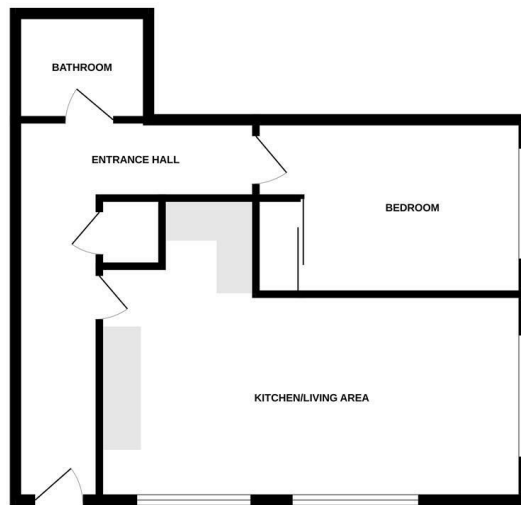
185 Northumberland Street | | Norwich | NR2 4EE

Price Guide £170,000

GUIDE PRICE: £170,000 - £175,000 ****INCREDIBLY SPACIOUS GROUND FLOOR APARTMENT WITH ITS OWN PRIVATE ENTRANCE**** Gilson Bailey are delighted to offer this **STUNNING, ONE BEDROOM, GROUND FLOOR APARTMENT** situated to the west of Norwich. Accommodation comprising private entrance hall, open plan kitchen/living area, bedroom and a new modern bathroom. Outside there is non-permit off road parking and a **PRIVATE STORAGE UNIT** that can be accessed via the basement in the main building. The apartment benefits from double glazing, electric heating and is in excellent condition throughout. The property would make a great first time purchase or buy-to-let investment so be quick to book a viewing.



GROUND FLOOR



While every attempt has been made to ensure the accuracy of the description contained herein, measurements of areas, volumes, heights and any other items are approximate and the 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 hereon have not been tested and no guarantee as to their condition or efficiency can be given.
Made with Metaplan 02/03

Location

Northumberland Street is situated close by to many local amenities including schooling, popular local shops, pubs, restaurants and supermarkets and is within walking distance to the city centre. There is also good access to the Norwich Ring Road, University of East Anglia and the Norfolk and Norwich University Hospital.

Accommodation Comprises

Front door to:

Entrance Hall

Doors to kitchen/living area, bedroom and bathroom.

Kitchen/Living Area 22'2" x 15'10"

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

Bedroom 14'0" x 9'1"

Double glazed window, electric heater, built in wardrobe.

Bathroom 6'11" x 5'6"

Panelled bath with rainfall shower over, low level WC, hand wash basin, tiled flooring and walls.

Outside

Non-permit parking and a storage unit that is accessed via the basement in the main building.

Local Authority

Norwich City Council, Tax Band A.

Tenure

Leasehold - 125 years from and including 1 January 2009. Please note service/maintenance charges are £1141 per annum and ground rent is £100 per annum. For further information, please contact the office.

Utilities


Gfast fibre broadband available.
Mains water and electric.

Agents Note

Please note this property is being offered for sale by an employee of Gilson Bailey and Partners and as such you may wish to take independent professional advice before proceeding to purchase.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	78
(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 A

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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