



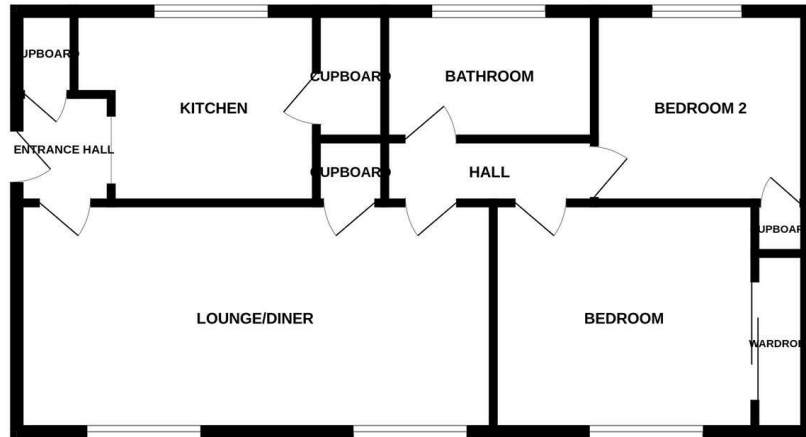
**25 St. James Close | | Norwich | NR3 1PE**

**Guide Price £130,000**

**\*\*GUIDE PRICE £130,000 TO £140,000 \*\* VACANT AND READY TO MOVE INTO WITHIN WALKING DISTANCE TO THE CITY CENTRE WITH NO ONWARD CHAIN\*\***  
Gilson Bailey are delighted to offer this TWO BEDROOM, FIRST FLOOR FLAT situated to the north of Norwich right on the edge of the City Centre. Accommodation comprising secure intercom entry, private entrance hall, lounge/diner, kitchen, TWO BEDROOMS and a bathroom. Outside there are communal gardens and residents permit parking available. The flat benefits from double glazing, gas 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.



## FIRST 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

St James Close is situated close by to many local amenities including schooling, popular local shops, pubs, restaurants and supermarkets. You are within walking distance of the City centre, Norwich train station, riverside walks and Mousehold Heath with ease of access to the Norwich Ring Road, NDR and A47 southern bypass.

### Accommodation Comprises

Secure intercom entry with stairs to first floor. Front door to:

#### Entrance Hall

Doors to lounge/diner and kitchen.

#### Lounge/Diner 18'10" x 10'2"

Two double glazed windows, radiator.

#### Kitchen 11'3" x 8'7"

Fitted wall and base units with worktops over, sink and drainer, space for cooker, fridge and washing machine, double glazed window, radiator, storage cupboard.

#### Bedroom One 11'4" x 10'2"

Double glazed window, radiator, built in wardrobe.

#### Bedroom Two 9'4" x 8'9"

Double glazed window, radiator, built in wardrobe.

#### Bathroom 6'11" x 5'5"

Panelled bath with shower over, low level WC, hand wash basin, radiator, frosted double glazed window.

### Outside

Communal gardens, storage shed and residents permit parking.

### Local Authority

Norwich City Council, Tax Band A.

### Tenure


Leasehold - 125 years from 22 November 1982. Please note service/maintenance charges are £522.86 per annum and ground rent is £10 per annum. For further information, please contact the office.

### Utilities

Superfast fibre broadband available.  
Mains water and electric.



### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	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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