



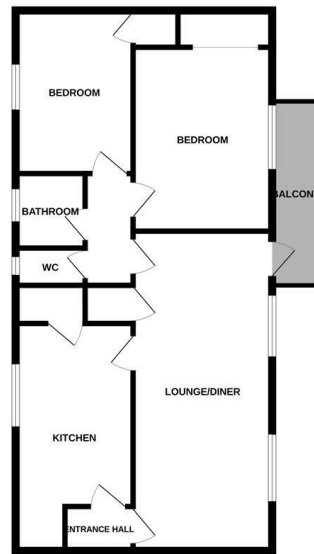
33 Marlpit Lane | | Norwich | NR5 8XR

£140,000

****CLOSE BY TO THE UNIVERSITY AND HOSPITAL**** Gilson Bailey are delighted to offer with NO ONWARD CHAIN this WELL PRESENTED, TWO BEDROOM, SECOND FLOOR FLAT situated to the west of Norwich. Accommodation comprising secure intercom entry, entrance hall, lounge/diner with a BALCONY, kitchen, TWO BEDROOMS, a bathroom and WC. Outside there are communal gardens and a storage shed. The flat benefits from double glazing, gas 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.



SECOND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of areas, volumes, floors and any other details 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 any prospective purchaser. The services, fixtures and appliances shown here are taken from the best information available to the advertiser at the time of going to press. The advertiser is not responsible for any errors or omissions. Made with Metaphor 12/2017

Location

Marlpit Lane is located close to Dereham Road offering direct bus routes to the heart of the city centre with ease of access to the Norfolk and Norwich University Hospital, University of East Anglia and Norwich ring road. Close by to local shops, pubs and schooling.

Accommodation Comprises

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

Entrance Hall

Doors to lounge/diner and kitchen.

Lounge/Diner 23'5" x 10'1"

Two double glazed windows, two radiators, door to balcony.

Kitchen 16'1" x 8'6"

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

Bedroom One 13'4" x 10'1"

Double glazed window, radiator, built in wardrobe.

Bedroom Two 11'9"+3'3" x 8'6"

Double glazed window, radiator, built in wardrobe.

Bathroom 5'5" x 5'2"

Panelled bath with shower over, hand wash basin, frosted double glazed window.

WC

Low level WC, frosted double glazed window.

Outside

Communal gardens and a storage shed.

Local Authority

Norwich City Council, Tax Band A.

Tenure


Leasehold - Term 125 years from 11 September 2017. Please note service/maintenance charges are £575 per annum and ground rent is £10 per annum. For further information, please contact the office.

Utilities

Fibre to the cabinet broadband available.
Mains water and electric.



Energy Efficiency Rating

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