



61 St. Georges Street, Norwich, NR3 1BL

£95,000

- No Onward Chain
- Communal Ground Floor Area For Residents
- Communal Lift To The Third Floor
- Bedroom With A Dressing Area
- Bathroom
- Over 50` s Retirement Apartment
- Safety Alarm System In Each Room
- Communal Parking & Gardens
- Spacious Lounge/Diner
- Located within easy reach of the city centre

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This apartment is light and airy and is located within a complex for the over 50's. In a prime location, you can take a stroll into the city or hop on a train, without a care in the world. The apartment is accessed via a secure telephone entry system. The accommodation consists of an entrance hall, bathroom, double bedroom with adjoining dressing room, living room and kitchen. The property is heated by night storage heaters. As a resident you have access to the communal lounge, courtyard garden and residents parking, along with a bike shed and guest room. There is also a communal lift to the third floor.

LEASEHOLD INFORMATION

96 Years Remaining

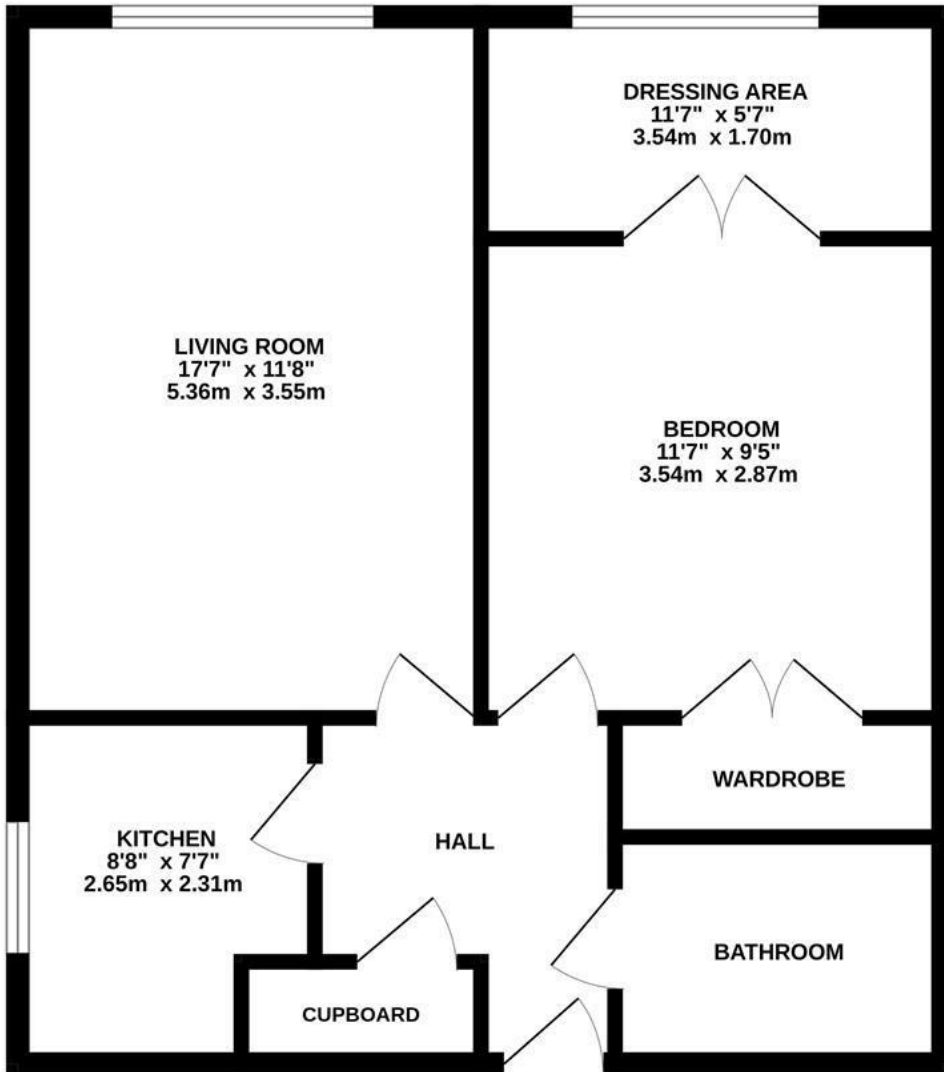
Service Charge = £292.82 per month

Ground Rent = 'One Peppercorn'

Council Tax Band - A



APARTMENT
611 sq.ft. (56.7 sq.m.) approx.



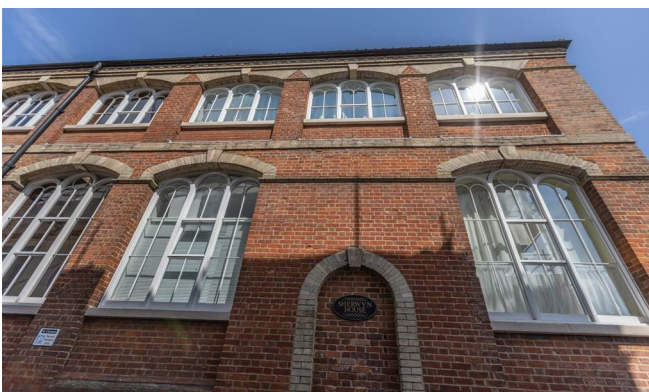
TOTAL FLOOR AREA : 611 sq.ft. (56.7 sq.m.) approx.

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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Energy Efficiency Rating

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





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