







1 Rumsey Wells Place St. Andrews Street | | Norwich

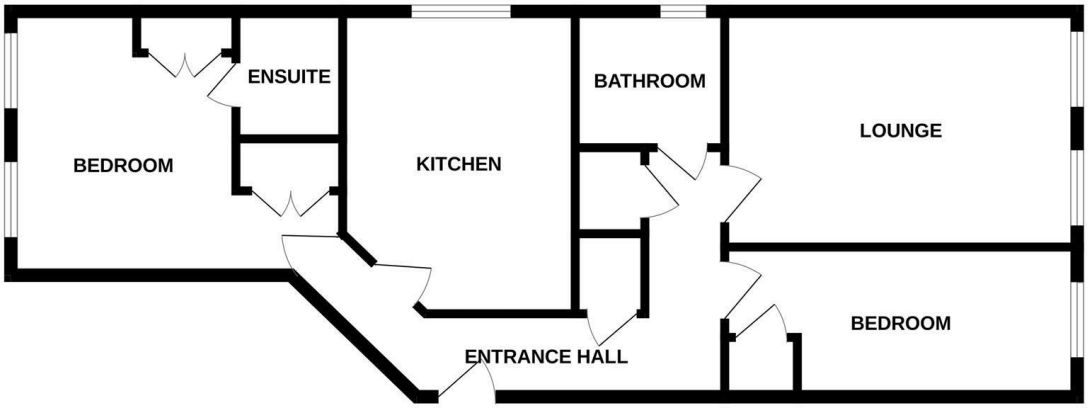
£160,000

OVER 55'S APARTMENT OFFERED WITH NO ONWARD CHAIN Gilson Bailey are delighted to offer this beautifully presented two-bedroom, first-floor apartment, exclusively for the over-55s, ideally positioned in the heart of Norwich City Centre. Offering a wonderful combination of comfort, security and convenience, this light and spacious home is accessed via a secure intercom entry system and features a welcoming entrance hall, an inviting lounge perfect for relaxing or entertaining, a well-appointed kitchen, a modern bathroom and two generous bedrooms, with the principal bedroom benefiting from its own en-suite shower room. Residents can also enjoy access to a pleasant shared terrace, providing an attractive outdoor space to unwind. Further benefits include double glazing, electric underfloor heating and the added advantage of being offered with no onward chain, making this an excellent opportunity for those seeking a peaceful, low-maintenance lifestyle just moments from Norwich's superb range of shops, restaurants and local amenities.

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

Entrance Hall
Doors to lounge, kitchen, two bedrooms and bathroom.

Lounge 15'3" x 10'4"
Two double glazed windows.

Kitchen 13'3" x 10'2"
Fitted wall and base units with worktops over, sink and drainer, fitted hob and oven, integrated fridge/freezer, washing machine and dishwasher, double glazed window.

Bedroom One 12'3" x 11'10"
Two double glazed windows, built in wardrobe.

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

Bedroom Two 15'5" x 6'5"
Double glazed window, built in wardrobe.

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

Local Authority
Norwich City Council, Tax Band C.

Tenure
Leasehold - 299 years from 1 January 2007
Service Charge £4400 per annum
Ground Rent £255 per annum

Utilities
Fibre to the property.
Mains water and electric.

Disclaimer
To comply with Anti-Money Laundering (AML) regulations, successful buyers must complete the required AML checks and provide proof of funds. A non-refundable fee of £60 including VAT is payable per purchaser, per transaction, including any individuals contributing or gifting funds towards the purchase. Fees are payable for up to a maximum of two purchasers, for the transaction, any additional parties checks will be covered by these fees.
This fee must be paid directly to Gilson Bailey & Partners Ltd. All required checks must be completed before a memorandum of sale can be issued.

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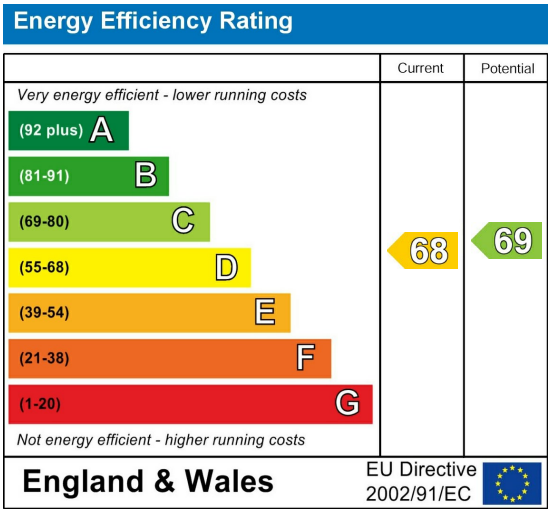












Local Authority

Norwich City Council, Tax Band C

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.