



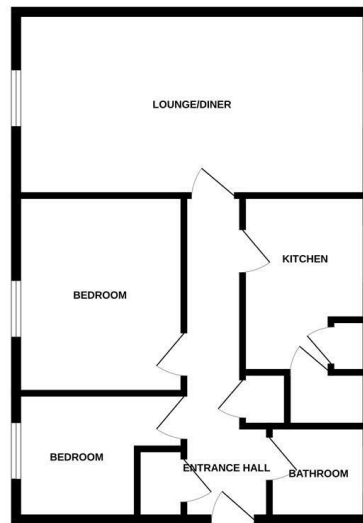
48 Old Palace Road | | Norwich | NR2 4JQ

Price Guide £140,000

GUIDE PRICE: £140,000 - £150,000 ****SPACIOUS 2 BEDROOM FLAT OFFERED WITH NO ONWARD CHAIN**** Gilson Bailey are delighted to offer this **WELL PRESENTED, TWO BEDROOM, FIRST FLOOR FLAT** located to the west of the City within walking distance to the City Centre. Accommodation comprising entrance hall, lounge/diner, kitchen, **TWO BEDROOMS** and a bathroom. Outside there are well maintained communal gardens, a brick built storage shed and permit parking. The flat benefits from double glazing, **COMMUNAL GAS HEATING** THE COST OF WHICH IS INCLUDED IN THE SERVICE CHARGE and is presented in good decorative order throughout. The property would make a great 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 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 for any prospective purchaser. The services, fixtures and appliances shown here are not intended and no guarantee as to their operation or efficiency can be given. Made with Metaplan 12/2017

Location

Old Palace Road is situated close by to many local amenities including schooling, popular local shops, pubs, restaurants and supermarkets and has great public transport links to and from the City centre. There is also good access to the Norwich Ring Road, Norfolk and Norwich University Hospital and the University of East Anglia.

Accommodation Comprises

Communal entrance with stairs to first floor. Front door to:

Entrance Hall

Doors to lounge/diner, kitchen, two bedrooms, bathroom and storage cupboards.

Lounge/Diner 20'7" x 10'8"

Two double glazed windows, two radiators.

Kitchen 10'4" x 7'3"

Fitted wall and base units with worktops over, sink and drainer, space for cooker and fridge, double glazed window, two cupboards.

Bedroom One 11'7" x 9'10"

Double glazed window, radiator.

Bedroom Two 9'10" x 7'5"

Double glazed window, radiator.

Bathroom 5'10" x 5'6"

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

Outside

Communal gardens, brick built storage shed and permit parking.

Local Authority

Norwich City Council, Tax Band A.

Tenure

Term 125 years from 2 March 1987. Please note ground rent is £10 per annum and service/maintenance charges are £1630.46 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		
(55-68) D	69	69
(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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