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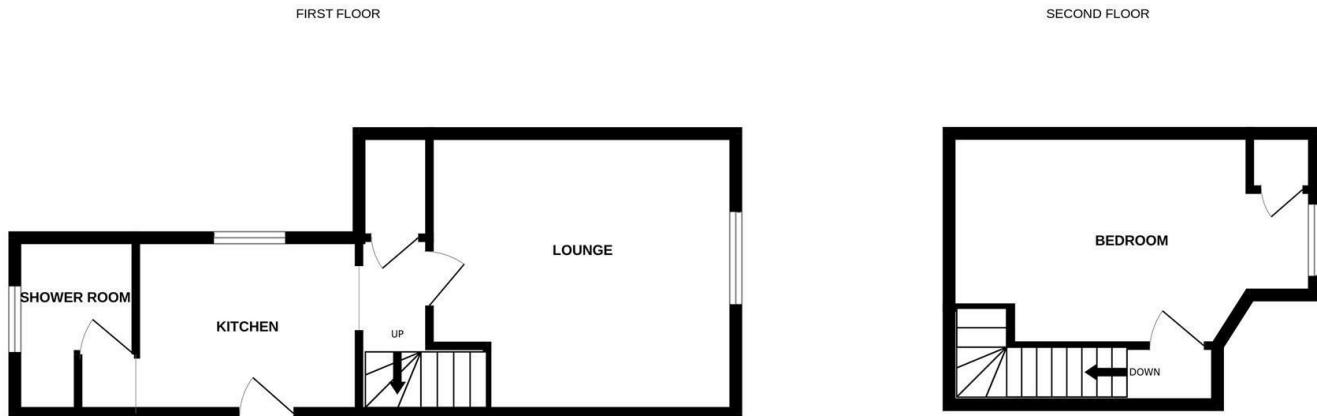


3A Muspole Street | Norwich | NR3 1DJ

Guide Price £160,000

GUIDE PRICE £160,000 - £170,000 CHARACTERFUL GRADE II LISTED SPLIT LEVEL APARTMENT IN THE CITY CENTRE Gilson Bailey are delighted to present this charming and well-presented Grade II listed, one-bedroom split-level apartment, superbly positioned in the heart of Norwich City Centre. Boasting characterful sash windows, gas central heating and secure intercom access, the accommodation includes a stylish kitchen, modern shower room and inviting lounge, with a generous double bedroom arranged over the upper level. Externally, residents can enjoy an enclosed, gated communal courtyard, while the added advantage of no onward chain makes this an exceptional opportunity for first-time buyers or buy-to-let investors alike—early viewing is strongly recommended.

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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:

Communal front door with intercom system, staircase to first floor external balcony. Front door to:

Kitchen 10'3" x 8'1"

Fitted wall and base units worktops over, sink and drainer, fitted hob and oven, space for fridge and washing machine, window, radiator.

Lounge 14'1" x 12'10"

Sash window, radiator.

Shower Room 8'0" x 5'6"

Shower cubicle, low level WC, hand wash basin, heated towel rail, frosted window.

Second Floor Landing

Door to bedroom.

Bedroom 16'8" x 10'0"

Sash window, radiator, cupboard.

Outside

Paved communal garden. The property also features a good sized rear shared balcony.

Local Authority

Norwich City Council, Tax Band A.

Tenure

Leasehold – Term 125 years from 1 April 1992. Please note ground rent is £50 per annum and service/maintenance charges are £2400 per annum. For further information, please contact the office.

Utilities

Full fibre broadband available.
 Mains gas, water and electric.



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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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