



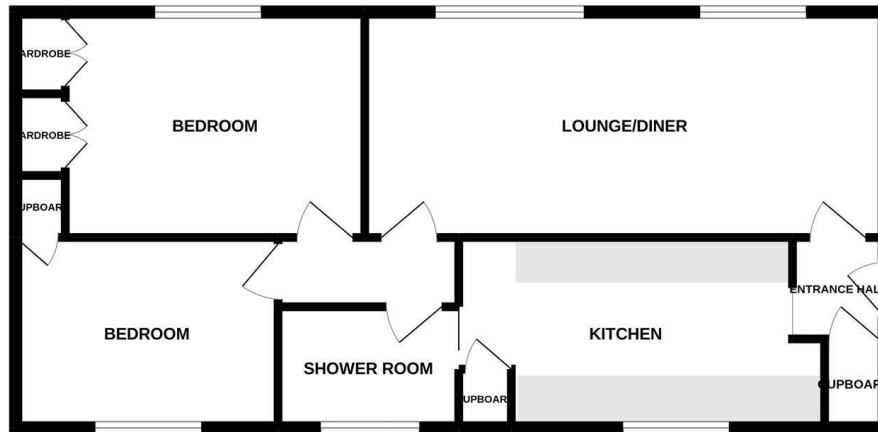
200 Mousehold Street | | Norwich | NR3 1PG

Offers In Excess Of £145,000

****EXTENDED LEASE**** Gilson Bailey are delighted to offer this beautifully presented two bedroom, second-floor flat situated in the ever-popular NR3 area of Norwich, just a short walk from the vibrant City Centre. The property comprises an entrance hall, spacious lounge/diner, fitted kitchen, modern shower room and two well-appointed bedrooms. Outside, residents can enjoy access to communal gardens along with the benefit of a useful storage shed. Further benefits include double glazing, gas heating and an excellent standard of presentation throughout, while the current vendor has completed the process of extending the lease by 90 years. This appealing flat would make an ideal opportunity for first-time buyers looking to step onto the property ladder or investors seeking a promising buy-to-let investment. With its convenient location, attractive accommodation and excellent condition, this property is sure to attract considerable interest, so an early viewing is highly recommended.



SECOND 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

Mousehold Street is situated close by to many local amenities including schooling, popular local shops, pubs, restaurants and supermarkets. You are within walking distance of the City centre, Norwich train station, riverside walks and Mousehold Heath with ease of access to the Norwich Ring Road, NDR and A47 southern bypass.

Accommodation Comprises

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

Entrance Hall

Doors to lounge/diner and kitchen.

Lounge/Diner 18'10" x 10'1"

Two double glazed windows to rear, radiator.

Kitchen 12'0" x 8'6"

Fitted wall and base units with worktops over, sink and drainer, four ring gas hob with extractor over, fitted oven, space for fridge/freezer, washing machine and dishwasher, double glazed window to front, cupboard housing boiler.

Bedroom One 11'2" x 10'1"

Double glazed window to rear, radiator, built in wardrobes.

Bedroom Two 9'4" x 8'7"

Double glazed window to front, radiator, built in wardrobes.

Shower Room 6'10" x 5'3"

Shower cubicle, low level WC, hand wash basin, heated towel rail, frosted double glazed window to front.

Outside

Communal gardens, storage shed, permit parking available.

Local Authority

Norwich City Council, Tax Band A.

Tenure

Leasehold – Term 125 years from 18 September 1989 and the vendor has started the process of a lease extension for an additional 90 years. Please note ground rent is £10 per annum and service/maintenance charges are £459.45 per annum. For further information, please contact the office.

Utilities

Fibre to the property.

Mains gas, 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.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	74
(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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