



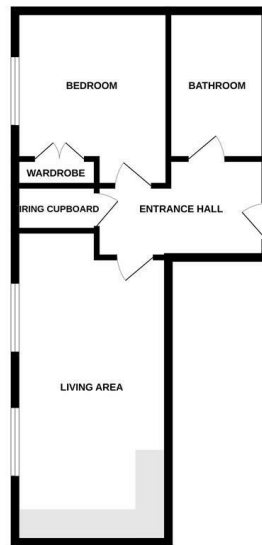
## 17 Leicester House | Thomas Wyatt Close | Norwich NR1 2TN

**Offers In Excess Of £125,000**

**\*\*SECURE PARKING AND NO ONWARD CHAIN\*\*** Gilson Bailey are delighted to offer this **SECOND FLOOR, ONE BEDROOM** apartment situated in the City Centre as part of the old hospital development in a **GRADE II LISTED BUILDING**. Accommodation comprising **ENTRANCE HALL, DOUBLE BEDROOM, BATHROOM** and **LARGE LIVING AREA** with **OPEN-PLAN** access to the **KITCHEN**. Outside there are **WELL-MAINTAINED COMMUNAL GROUNDS** and one allocated **UNDERGROUND PARKING SPACE**. The apartment benefits from a **SECURE INTERCOM ENTRY SYSTEM, ELECTRIC HEATING** and **SASH WINDOWS**. The property would make an excellent first time purchase or buy to let investment so be quick to book a viewing.



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of areas, volumes, heights 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 by any prospective purchaser. The accuracy, validity and applicability of this plan are not guaranteed and no guarantee is given to their accuracy or efficiency can be given. Made with Metaphor 12/2017

## Location

Situated on the former Norfolk and Norwich hospital development you are close by to many amenities including a wide range of shopping and dining facilities, pubs, supermarkets and Norwich bus station with ease of access to the A47 southern bypass, University of East Anglia, Norfolk & Norwich University Hospital and Norwich ring road.

## Accommodation Comprises

Communal entrance with secure intercom entry, staircase and lift to second floor. Front door to:

### Entrance Hall

Doors to bathroom, bedroom, airing cupboard and living area.

### Living Area 21'8" x 9'3"

Two sash windows to side aspect, TV point, electric heater. Kitchen area - fitted wall and base units with worktops over, single sink and drainer, tiled splashbacks, built-in appliances including oven with four-ring hob, integrated fridge/freezer, washing machine and dishwasher.

### Bedroom 10'6" x 10'7"

Sash window to side aspect, built-in wardrobes, TV point, electric heater.

### Bathroom

Modern three-piece suite comprising bath with shower over, low level wc and wash basin, heated towel rail, extractor fan.

## Outside

There are well-maintained communal grounds which are mainly lawned with well-stocked shrub and flower borders, access to secure underground allocated parking space and some communal visitors parking located to the front of the main development.

## Local Authority

Norwich City Council, Tax Band A.

## Tenure

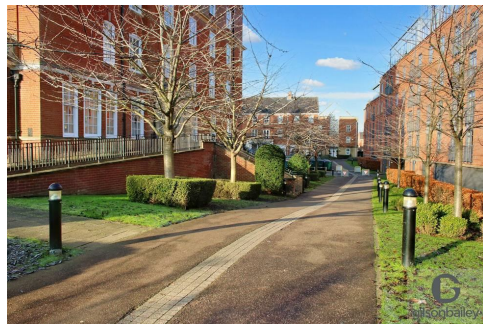
Term 125 years from 1 January 2004. Please note ground rent is £200 per annum and service/maintenance charges are £3200 per annum. For further information, please contact the office.

## Utilities

Ultrafast Broadband available.  
Mains water and electricity.

## 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) <b>A</b>                          |                            |                                                                                     |
| (81-91) <b>B</b>                            |                            |                                                                                     |
| (69-80) <b>C</b>                            |                            | <b>80</b>                                                                           |
| (55-68) <b>D</b>                            |                            |                                                                                     |
| (39-54) <b>E</b>                            | <b>53</b>                  |                                                                                     |
| (21-38) <b>F</b>                            |                            |                                                                                     |
| (1-20) <b>G</b>                             |                            |                                                                                     |
| Not energy efficient - higher running costs |                            |                                                                                     |
| <b>England &amp; Wales</b>                  | EU Directive<br>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.

<https://www.gilsonbailey.co.uk>  
01603764444