



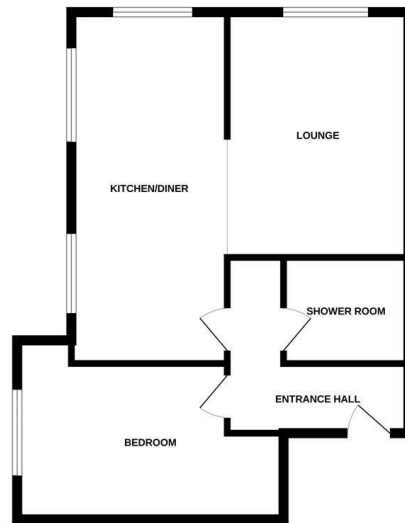
11 Chapters Park Lane | | Norwich | NR2 3FA

Guide Price £190,000

****GUIDE PRICE - £190,000 - £210,000**** A MUST SEE UNIQUE APARTMENT IN THE GOLDEN TRIANGLE** Gilson Bailey are delighted to offer this exceptional, high-quality one bedroom first floor apartment, forming part of an exclusive gated development within a beautifully converted Methodist church in the heart of Norwich's highly sought-after Golden Triangle. Bursting with character and charm whilst offering stylish contemporary living, this unique home boasts secure intercom entry, a welcoming entrance hall, a stunning open plan lounge, kitchen and dining space perfect for modern lifestyles, a generous double bedroom and a sleek, contemporary shower room. Outside, residents can enjoy attractive, well-maintained communal grounds, all just moments from the vibrant cafés, restaurants, independent shops and amenities that make the Golden Triangle one of Norwich's most desirable locations. Further benefits include double glazing, electric heating and the remainder of a 999-year lease, providing peace of mind for years to come. Rarely available and presented to an excellent standard throughout, this wonderful apartment would make an outstanding first-time purchase, an ideal lock-up-and-leave or a superb home for anyone looking to downsize, so be quick to book a viewing.



FIRST FLOOR



While every attempt has been made to ensure the accuracy of the description contained herein, measurements of areas, volumes, rooms and any other items are approximate and no responsibility is taken for any error or omission in this statement. This plan is for illustrative purposes only and should be used as such for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given. Made with Metaplan 12/2019

Location

The golden-triangle is broadly a wedge-shaped area between Earlham and Newmarket Road and is considered one of the most sought-after areas in Norwich offering a great selection of amenities to include schooling, shops, cafes, restaurants and pubs. You are close by to the centre of Norwich with ease of access to Norwich train station, A47 southern bypass, A11 and the Norfolk & Norwich University Hospital and University of East Anglia.

Accommodation Comprises

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

Entrance Hall

Doors to kitchen/diner, bedroom and shower room.

Lounge 14'5" x 10'7"

Double glazed window, radiator.

Kitchen/Diner 20'8" x 9'1"

Fitted wall and base units with worktops over, sink and drainer, fitted hob and oven, integrated fridge/freezer, washing machine and dishwasher, three double glazed windows, radiator.

Bedroom 15'7" x 9'1"

Double glazed window, radiator.

Shower Room

Shower cubicle, low level WC, hand wash basin, extractor fan.

Outside

Communal gardens, bike store, bin store all securely enclosed.

Local Authority

Norwich City Council, Tax Band C

Tenure

Leasehold - Term 999 years from and including 1 January 2021 to and including 31 December 3019
Management company in the process of being sorted and service charge will be approx £1000 per annum.
Ground rent N/A

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.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	67	67
(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 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.

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