







8 Stuart Gardens St Faiths Lane I I Norwich I NR1 1JG

£135,000

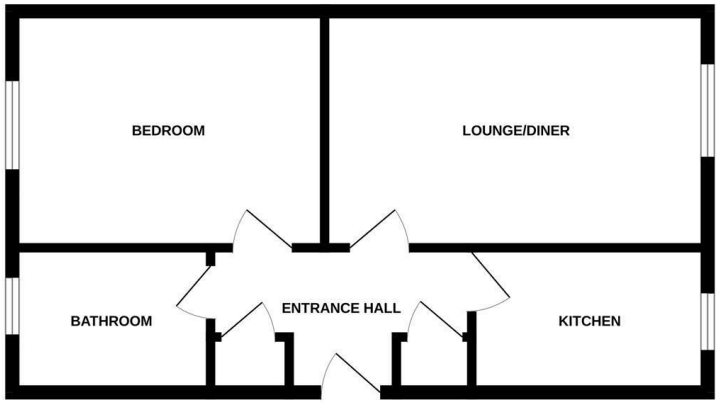
CITY CENTRE FLAT WITH OFF ROAD PARKING AND NO ONWARD CHAIN Gilson Bailey are delighted to offer this attractive and well-proportioned, one bedroom second floor flat, ideally positioned in the vibrant heart of Norwich City Centre, within easy walking distance of the train station, and offered with the significant advantage of no onward chain. Enjoying a fantastic central location, with an excellent selection of shops, restaurants, cafés and entertainment facilities close by, this appealing property presents a wonderful opportunity for first-time buyers looking to get onto the property ladder or investors seeking a conveniently located buy-to-let opportunity. Accessed via secure intercom entry, the accommodation comprises a welcoming entrance hall leading into a comfortable and inviting lounge/diner, providing an excellent space for relaxing, dining and entertaining, alongside a fitted kitchen, well-proportioned bedroom and bathroom. Outside, residents can enjoy the benefit of communal gardens, offering a pleasant outdoor space, together with the particularly valuable advantage of one off-road parking space, a fantastic feature for such a central location. Further benefits include double glazing and gas heating. Combining comfortable accommodation, private parking and an enviable City Centre position within walking distance of Norwich train station, this attractive chain-free flat would make an excellent first-time purchase or buy-to-let investment, so be quick to book a viewing.

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SECOND FLOOR



NR1 1JG

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

Entrance Hall
Doors to lounge/diner, kitchen, bedroom and bathroom.

Lounge/Diner 16'1" x 9'11"
Double glazed window, radiator.

Kitchen 10'11" x 6'1"
Fitted wall and base units with worktops over, sink and drainer, fitted hob and oven, space for fridge/freezer and washing machine, double glazed window.

Bedroom 13'0" x 9'10"
Double glazed window, radiator, fitted wardrobes.

Bathroom 8'3" x 5'11"
Panelled bath with shower over, low level WC, hand wash basin, radiator, frosted double glazed window.

Outside
Communal gardens and one off road parking space.

Local Authority
Norwich City Council, Tax Band B.

Tenure
Leasehold
Term: 189 years from 1 October 1985
Service Charge: £850 per annum
Ground Rent: Peppercorn

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.

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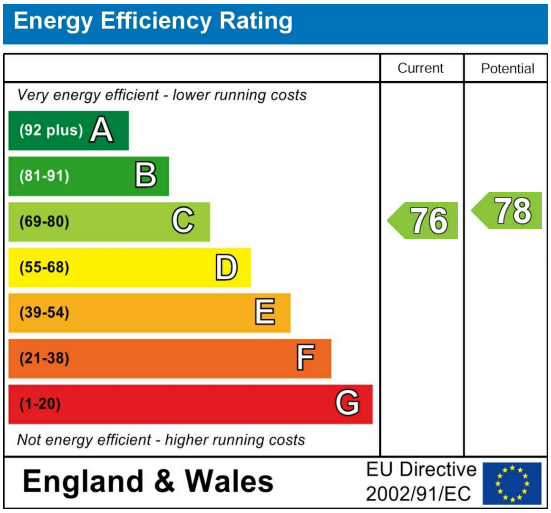
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Leasehold

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.