Flat 13, Morgan House Rouen Road I I Norwich I NR1

Guide Price £130,000

GUIDE PRICE £130,000-£140,000**EXCELLENT FIRST TIME PURCHASE IN THE CITY CENTRE** Gilson Bailey are delighted to offer this well-presented and modern two-bedroom apartment, ideally situated in the heart of Norwich City Centre, offering the perfect blend of convenience, comfort and contemporary living. Accessed via the ground level, the property provides bright and spacious accommodation comprising secure intercom entry, a private entrance hall, a generous lounge/dining room with a Juliet balcony, a well-appointed kitchen, two well-proportioned bedrooms, and a modern bathroom. Presented in excellent condition throughout, the apartment further benefits from double glazing and electric heating, making it an ideal low-maintenance home. Perfectly positioned to enjoy Norwich's vibrant array of shops, restaurants, cafés and transport links, this fantastic property would make an excellent first-time purchase, city-centre base or buy-to-let investment. Early viewing is highly recommended to fully appreciate the lifestyle and convenience on offer.

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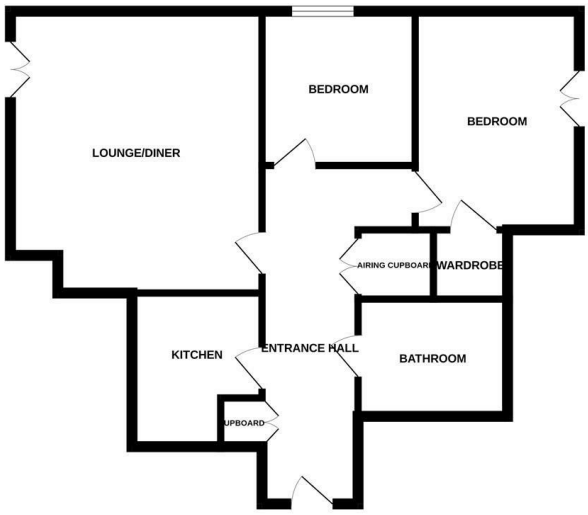

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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
Secure intercom entry and front door to:

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

Lounge/Diner 15'4" x 13'7"
Electric radiator, Juiiet balcony with patio doors.

Kitchen 8'7" x 8'5"
Fitted wall and base units with worktops over, sink and drainer, fitted hob and oven, space for fridge, washing machine and dishwasher.

Bedroom One 13'10" x 11'8"
Juliet balcony with patio doors, electric radiator, large built in cupboard measuring 1.68m x 1.51m.

Bedroom Two 8'2" x 8'2"
Double glazed window, electric radiator.

Bathroom 8'5" x 5'7"
Panelled bath with shower over, low level WC, hand wash basin, heated towel rail, extractor fan.

Local Authority
Norwich City Council, Tax Band B.

Tenure
Leasehold- Term 125 years from and including 14 January 2005. Please note ground rent is £100 per annum and service/maintenance charges are £2430 per annum. For further information, please contact the office.

Utilities
Ultra fast broadband available.
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.

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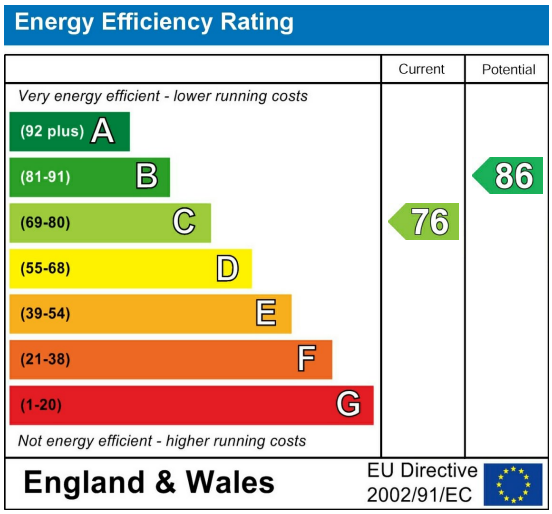

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Norwich City Council, Tax Band B

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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.

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