39 Benjamin Gooch Way I I Norwich I NR2 2TL

Guide Price £180,000

GUIDE PRICE £180,000 - £190,000 - NO ONWARD CHAIN Set within attractive, well-maintained grounds, this luxurious one-bedroom apartment offers a distinctive layout and contemporary living in a highly sought-after city centre location.

The property features impressive high ceilings that enhance the sense of space and light throughout, alongside high-quality fixtures and fittings. The spacious double bedroom benefits from a sleek, modern en-suite bathroom, while the thoughtfully designed living areas provide both comfort and style.

Further benefits include one allocated parking space and easy access to a wide range of local amenities, shops, restaurants, and transport links, all within a short walk.

An excellent opportunity for professionals, first-time buyers, or investors seeking a stylish home in a convenient central location.

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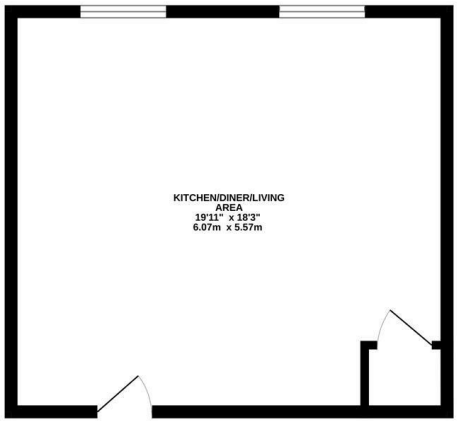
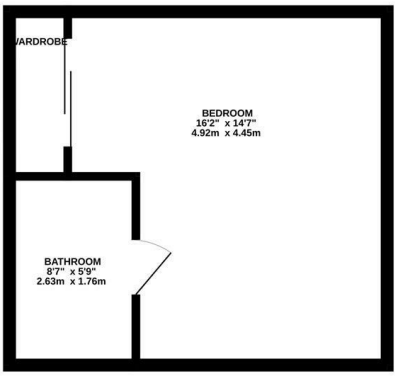
GROUND FLOOR



1ST 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
The favoured south city of Norwich offers good access to and from the City centre along with popular local amenities to include schooling, shops, supermarkets, pubs and restaurants. There is ease of access to Norwich Bus station, Chapelfield Gardens, University of East Anglia, Norfolk and Norwich University Hospital, A11 and the A47 southern bypass.

Accommodation Comprises
Door to

Entrance Hall
The property opens into a welcoming entrance hall, providing seamless access to the open-plan kitchen, dining and lounge area, with a staircase rising to the first floor.

Lounge/Kitchen/Diner 18'2" x 16'0"
Open-plan kitchen, dining and living area, enhanced by impressive high ceilings and two large double-glazed windows The kitchen is fitted with a range of quality wall and base units complemented by work surfaces, an integrated fridge-freezer, sink and drainer, electric oven, and electric hob. A breakfast bar provides an ideal space for casual dining, while there is also space for a washing machine. The living area offers a comfortable place to relax and benefits from a radiator, storage cupboard, carpet flooring, and laminate flooring within the kitchen area. The two front-facing windows further contribute to the light and airy feel throughout.

Bedroom 16'0" x 8'9"
A well-proportioned mezzanine double bedroom with carpet flooring, built-in wardrobe and radiator.

Bathroom
The contemporary bathroom is fitted with a low-level WC, hand wash basin, and a panelled bath with shower over. Finished with laminate flooring and tiled walls.

Outside
The property benefits from well-maintained communal gardens and grounds, together with an allocated parking space.

Tenure
Leasehold
Term: 125 years from 01 Janaury 2012
Service Charge: £1904.70pa
Ground Rent: £250pa

Local Authority
Norwich City Council - Tax Band A

Utilities

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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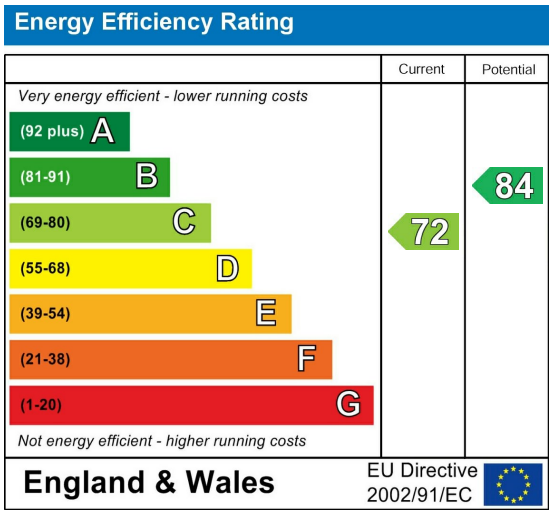

Local Authority

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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