



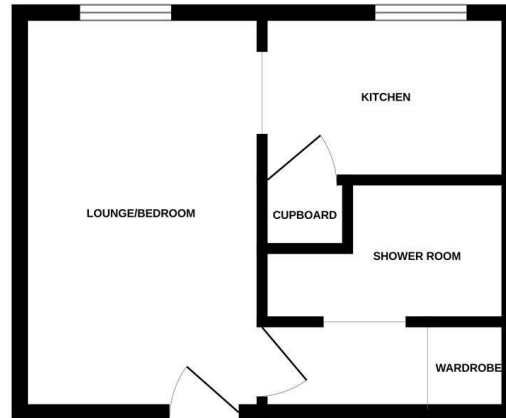
33 Gilman Road | | Norwich | NR3 4JB

Guide Price £80,000

GUIDE PRICE £80,000-£90,000** NR3 STUDIO FLAT ** Offered with NO ONWARD CHAIN this studio apartment is situated in well maintained communal grounds in the popular NR3 area of Norwich. The accommodation is approached via a communal hall with intercom entry, and includes living/bedroom area, inner lobby with useful built in wardrobe, shower room, and kitchen. The apartment benefits from allocated parking, uPVC double glazing and electric heating. The apartment would make a good first-time purchase or buy-to-let investment, and an internal viewing is highly recommended.



GROUND FLOOR



While every attempt has been made to ensure the accuracy of the description contained herein, measurements of details, materials, fixtures and fittings shown 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 for any prospective purchaser. 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 (2020)

Location

The popular NR3 area of Norwich provides a good range of local amenities to include schooling, shops, supermarkets, pubs and restaurants. There are good public transport links to and from the city centre with ease of access to the Norwich Ring Road and NDR.

Accommodation

Door to

Lounge/ Bedroom 14'6" x 8'7"

Double glazed window, electric heater, door to inner hall and opening to kitchen

Kitchen 8'6" x 5'11"

Double glazed window, fitted wall and base units with worktops over, space for cooker, single sink and drainer, space for utilities.

Inner lobby

Opening to shower room and wardrobe space

Shower room

Low level WC, wash basin, shower cubicle, tiled splashbacks

Outside

Well maintained communal gardens, and allocated off road parking space.

Local Authority

Norwich City Council- Tax Band A

Tenure

Leasehold

Term: 999 years from 01 September 1982

Service Charge: £1060pa

Ground Rent: £40pa

Utilities

Ultrafast Broadband Available

Mains electric and water

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	74	78
(55-68) D		
(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 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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