



**13 Starling Road | | Norwich | NR3 3ED**

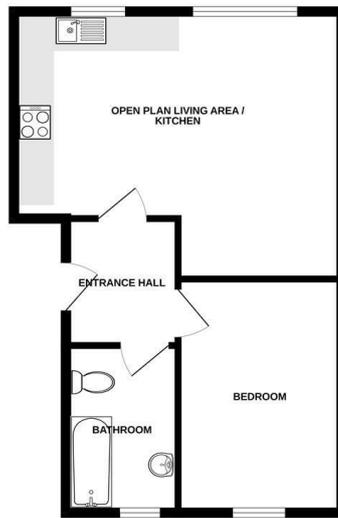
**£130,000**

**\*\*Guide Price £130,000 - £140,000\*\***

**\*\*FIRST FLOOR FLAT OFFERED WITH NO ONWARD CHAIN\*\*** Gilson Bailey are delighted to present this well-presented one-bedroom first-floor apartment, ideally located in the highly sought-after NR3 area of Norwich, just a short walk from the City Centre. Accessed via secure intercom entry, the accommodation comprises an entrance hall, bright and spacious open-plan kitchen/living area, comfortable bedroom and bathroom. Externally, the property benefits from an allocated off-road parking space and well-maintained communal gardens. With double glazing, gas central heating and the added advantage of no onward chain, this superb apartment would make an ideal first-time purchase or buy-to-let investment. Early viewing is highly recommended to appreciate the location and convenience on offer.



FIRST FLOOR



Whilst every effort has been made to ensure the accuracy of the description contained herein, measurements of areas, volumes, heights and any other details 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, fixtures and appliances shown here are not to be taken as a guarantee as to their availability or efficiency until they are given. Made with Metaphor 12/2011

### Location

Starling Road is situated close by to many local amenities including popular pubs, shops, supermarkets and restaurants and you are only a short walk away from the city centre with its further range of amenities.

### Accommodation Comprises

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

#### Entrance Hall

Doors to kitchen/living area, bedroom and bathroom.

#### Open Plan Kitchen/Living Area 18'8" x 14'3"

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

#### Bedroom 14'2" x 9'3"

Double glazed window, radiator.

#### Bathroom 9'6" x 6'3"

Panelled bath with shower over, low level WC, hand wash basin, heated towel rail, frosted double glazed window.

### Outside

One allocated parking space and well maintained communal gardens.

### Local Authority

Norwich City Council, Tax Band A.

### Tenure

Leasehold - Term 125 years from and including 1 January 2015 to and including 31 December 2139. Please note ground rent is £100 per annum and service/maintenance charges £1682 per annum. For further information, please contact the office.

### Utilities

Fibre to the cabinet  
Mains gas, water and electric.  
Solar panels owned by freeholder.



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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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