43 Russell Street I I Norwich I NR2 4QT

Offers Over £160,000

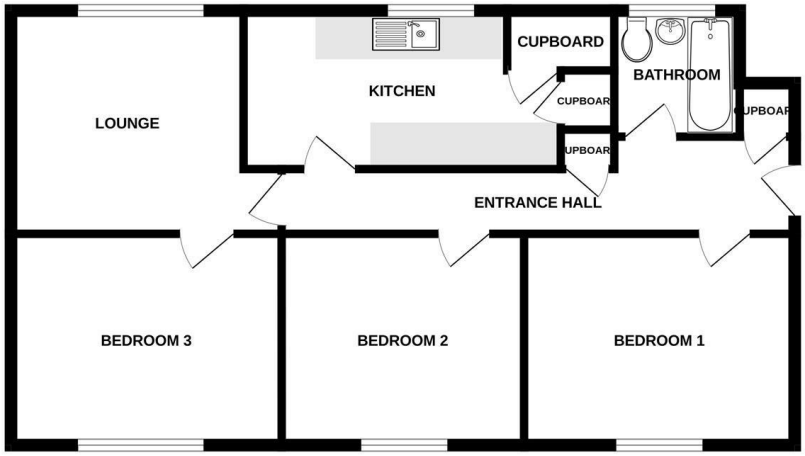
** EXCELLENT INVESTMENT OPPORTUNITY CURRENTLY ACHIEVING OVER £20,000 PER ANNUM** Gilson Bailey are delighted to offer this WELL PRESENTED, THREE BEDROOM, FIRST FLOOR FLAT which has been a highly successful investment property for many years. The flat is situated to the west of Norwich WITHIN WALKING DISTANCE TO THE CITY CENTRE. Accommodation comprises entrance hall, lounge, kitchen, THREE BEDROOMS and a bathroom. Outside there is permit parking available and a storage unit. The flat benefits from double glazing, gas heating and is OFFERED WITH NO ONWARD CHAIN. The property would make an excellent investment opportunity so be quick to book a viewing.

gilsonbailey

gilsonbailey

Head Office 32 Prince of Wales Rd,
Norfolk NR1 1LG
01603764444 | sales@gilsonbailey.co.uk

FIRST 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.
Made with Metropix ©2023

Location
Located west of the historic cathedral city centre of Norwich close by to many local amenities including shops, pubs, schools and doctors and is within reasonable walking distance to the city centre. You are also close by to the University of East Anglia and Norfolk and Norwich University Hospital.

Accommodation Comprises
Communal entrance with stairs to first floor. Front door to:

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

Lounge 12'7" x 10'10"
Double glazed window, radiator.

Kitchen 13'0" x 7'2"
Fitted wall and base units with worktops over, sink and drainer, electric hob with extractor over, fitted oven, space for washing machine, large fridge freezer and dryer.

Bedroom One 12'7" x 9'10"
Double glazed window, radiator.

Bedroom Two 11'3" x 9'10"
Double glazed window, radiator.

Bedroom Three 12'7" x 9'3"
Double glazed window, radiator.

Bathroom 7'3" x 5'6"
Panelled bath with shower over, low level WC, hand wash basin, frosted double glazed window.

Outside
Permit parking is available. Storage Unit.

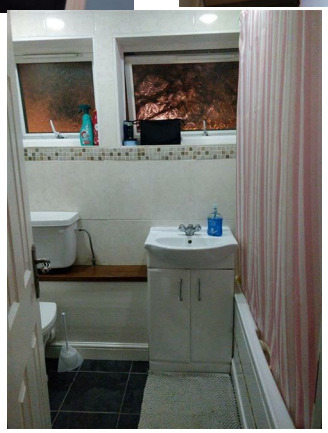
Local Authority
Norwich City Council, Tax Band A.

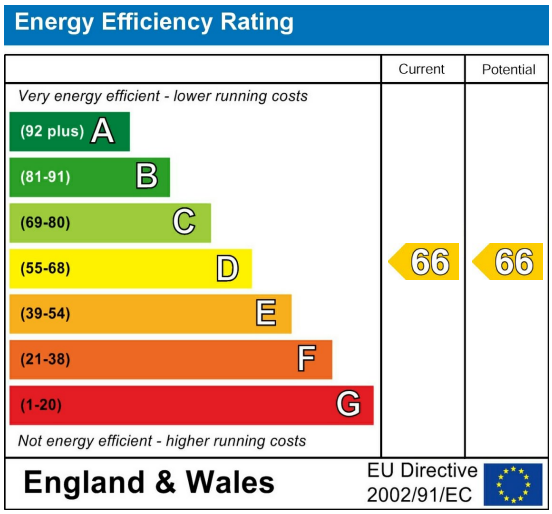
Tenure
Leasehold – 125 years from 13 April 2007. Please note service/maintenance charges are £875.50 per annum and ground rent is £10 per annum. For further information, please contact the office.

https://www.gilsonbailey.co.uk
01603764444

gilsonbailey

Head Office 32 Prince of Wales Rd,
Norfolk NR1 1LG
01603764444 | sales@gilsonbailey.co.uk





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.

https://www.gilsonbailey.co.uk
01603764444