



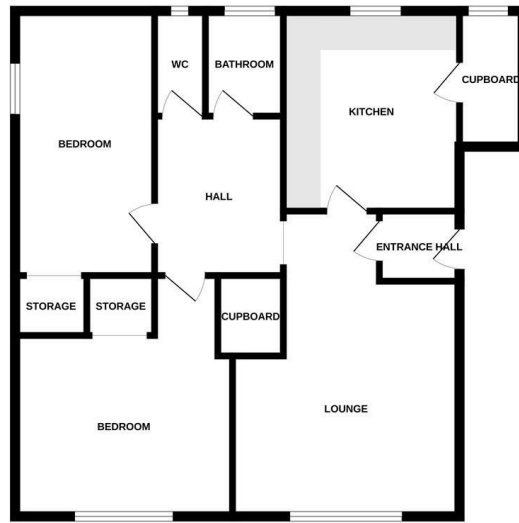
3 Ladbrooke Place | | Norwich | NR1 4HA

Offers In Excess Of £160,000

****BEAUTIFULLY SPACIOUS FLAT WITHIN WALKING DISTANCE TO THE CITY CENTRE**** Gilson Bailey are delighted to offer this stunning and generously proportioned two-bedroom first-floor flat, superbly located in the highly sought-after Thorpe Hamlet area of Norwich, just a short walk from the city centre. This bright and spacious home boasts an entrance hall leading to a large lounge, a well-appointed kitchen complete with a sizeable walk-in cupboard, two impressive double bedrooms, a bathroom, and a separate WC. Externally, residents benefit from a permit car park, while internally the property is enhanced by double glazing and gas central heating for year-round comfort. Offered with no onward chain, this fantastic property presents an ideal opportunity for first-time buyers or investors alike, and early viewing is highly recommended to fully appreciate all it has to offer. THE SELLER IS ALSO OPEN TO SELLING THE PROPERTY FURNISHED FOR THE RIGHT OFFER!



FIRST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of areas, dimensions, rooms and any other facts are approximate and no responsibility is taken for any errors, omissions or misstatements. The plan is for illustrative purposes only and should be used on such as any prospective purchaser. The services, fixtures and appliances shown here are not intended and no guarantee is to be made as to their condition or effectiveness. Plans and drawings are for illustrative purposes only.

Location

Thorpe Hamlet, lies just to the east of Norwich City centre within walking distance to the railway station and Riverside development (offering restaurants, bars, cinema and gym). There is great access into the City centre itself, riverside walks, Mousehold Heath and A47 Southern Bypass.

Accommodation Comprises

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

Entrance Hall

Door to:

Lounge 17'8" x 13'4"

Double glazed window, radiator.

Kitchen 10'4" x 10'1"

Fitted wall and base units with worktops over, sink and drainer, space for cooker, fridge and washing machine, double glazed window, radiator, walk-in cupboard.

Bedroom One 12'8" x 10'4"

Double glazed window, radiator, storage.

Bedroom Two 15'3" x 8'5"

Double glazed window, radiator, storage.

Bathroom 5'4" x 4'8"

Panelled bath with shower over, hand wash basin, radiator, frosted double glazed window.

WC

Low level WC, frosted double glazed window.

Outside

Residents permit car park.

Local Authority

Norwich City Council, Tax Band A.

Tenure

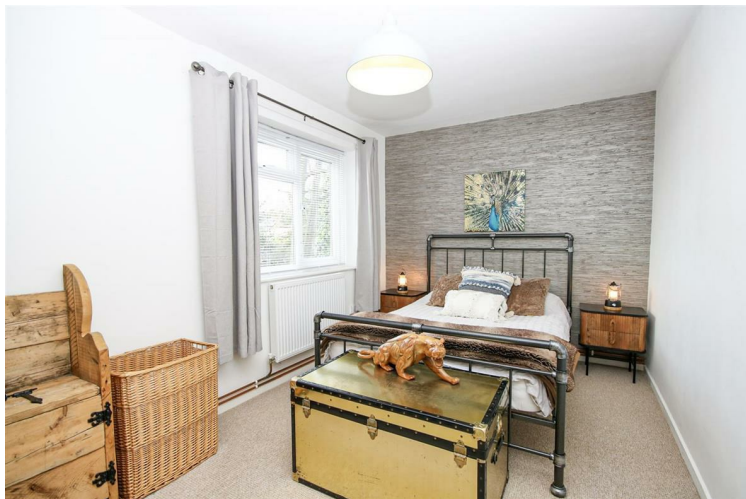
Leasehold – Term 125 years from 15 July 1988. Please note ground rent is £10 per annum and service/maintenance charges are £371.52 per annum. For further information, please contact the office.

Utilities

Fibre to the property.
Mains gas, 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.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	75
(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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