



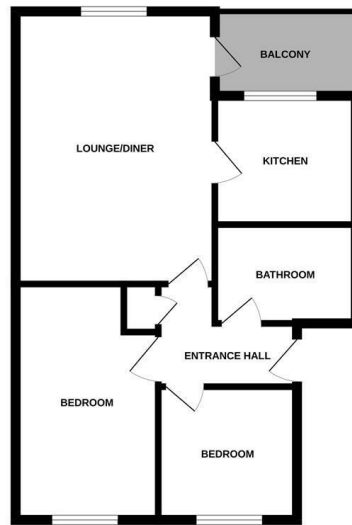
29 Wilson Road | | Norwich | NR1 1YP

Guide Price £135,000

**** GUIDE PRICE £135,000 - £145,000 OFFERED WITH NO ONWARD CHAIN **** Gilson Bailey are delighted to offer this well-presented two-bedroom first-floor apartment, ideally situated within the highly sought-after Thorpe Park development and perfectly positioned within easy walking distance of both Norwich City Centre and the train station. Offering bright and spacious accommodation throughout, the property comprises a secure communal entrance, a private entrance hall, a generous lounge/diner with access to a private balcony, a fitted kitchen, two well-proportioned bedrooms and a bathroom. Outside, residents can enjoy beautifully maintained communal gardens, together with the convenience of one allocated off-road parking space. Further benefits include double glazing, gas central heating and the added advantage of being offered with no onward chain. Combining a superb location with excellent transport links and desirable outdoor space, this fantastic apartment would make an ideal first-time purchase or an attractive buy-to-let investment opportunity. Early viewing is highly recommended to fully appreciate everything this superb property has to offer.



FIRST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of areas, volumes, floors 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 accuracy, validity and applicability of this plan are not guaranteed and no guarantee is given to their accuracy or otherwise can be given. Made with Metaphor 12/2018

Location

Wilson Road is situated close by to many local amenities including schooling, popular pubs, restaurants, Riverside Development and is within walking distance to the City Centre. There is ease of access to the Norwich Ring Road and A47 southern bypass.

Accommodation Comprises

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

Entrance Hall

Doors to lounge/diner, two bedrooms and bathroom.

Lounge/Diner 16'1" x 11'9"

Double glazed window, two radiators.

Kitchen 7'10" x 7'7"

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

Bedroom One 11'7" x 8'5"

Double glazed window, radiator.

Bedroom Two 7'10" x 7'4"

Double glazed window, radiator.

Bathroom 7'10" x 5'10"

Panelled bath with shower over, low level WC, hand wash basin, radiator.

Outside

Communal gardens and one off road parking space.

Local Authority

Norwich City Council, Tax Band B.

Tenure

Leasehold - Term 125 years from 24 June 1988. Please note ground rent is N/A and service charge is £1104 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	77	79
(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 B

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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