



**32 Paradise Place | | Norwich | NR1 1QY**

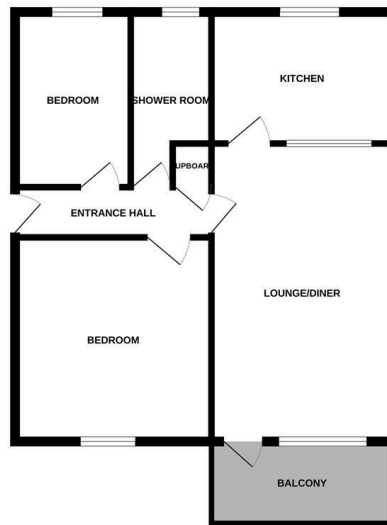
**Offers In Excess Of £140,000**

**\*\*OFFERED WITH NO ONWARD CHAIN\*\*** Gilson Bailey is delighted to offer this two-bedroom top-floor flat, ideally located in the heart of Norwich City Centre, offering convenient access to a wealth of local amenities, shops, and transport links. The accommodation comprises secure intercom entry, a spacious interior lock-up storage cupboard on the ground floor, a private entrance hall, a bright and spacious lounge/diner with access to a balcony, a well-equipped kitchen, two comfortable bedrooms, and a modern bathroom. The lounge features a high ceiling with skylights, and in the afternoon, the sun floods into the room.

Outside, residents can enjoy well-maintained communal gardens along with permit parking. The property further benefits from double glazing, gas central heating, and is offered with no onward chain, ensuring a smooth and straightforward purchase. Perfectly suited to first-time buyers or investors alike, this fantastic city home presents an excellent opportunity—early viewing is highly recommended.



SECOND FLOOR



While every attempt has been made to ensure the accuracy of the description contained here, measurements, dimensions, volume, weight and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for descriptive purposes only and should be used as such by any prospective purchaser. The services, fixtures and appliances shown have not been tested and no guarantee is given. Made with Metaphor 12/2020.

## Location

The Cathedral city of Norwich is set in the heart of East Anglia and has everything you would desire in a vibrant regional capital, including wonderful shopping facilities with two shopping malls including Chantry Place, and a wide range of independent boutique shops in the Norwich lanes. There is a wide array of restaurants, bars, coffee shops, a dynamic nightlife which caters for all age groups, and the Theatre Royal is one of the country's oldest established theatres. The city is the most complete medieval city in the United Kingdom, including cobbled streets such as Elm Hill, Timber Hill and Tombland, with ancient buildings including St Andrews Hall, two Cathedrals and Norwich Castle. The River Wensum flows throughout the city with various pubs located along the river and with boat hire available. There are excellent transport links with Norwich train station providing a regular mainline service into London Liverpool Street, Cambridge and towards the coast. Norwich International Airport is also situated only 4 miles from the city centre. The city has two Universities including the University of East Anglia and Norwich University of The Arts. There are fantastic schools and colleges around the city and suburbs. Norfolk itself is arguably most famous for its man-made broads, a national park with over 125 miles of waterways set in beautiful countryside surrounded with charming and picturesque towns and villages with Wroxham, the capital of the broads, approximately 8 miles from the centre of Norwich.

## Accommodation Comprises

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

### Entrance Hall

Doors to lounge/diner, two bedrooms and shower room.

### Lounge/Diner 18'0" x 10'10"

Double glazed windows, door to balcony.

### Kitchen 10'11" x 7'7"

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

### Bedroom One 14'5" x 10'2"

Double glazed window.

### Bedroom Two 10'5" x 8'3"

Double glazed window.

## Shower Room 10'3" x 5'5"

Shower cubicle, low level WC, hand wash basin, frosted double glazed window.

## Outside

Communal gardens, permit parking and storage shed.

## Local Authority

Norwich City Council, Tax Band A.

## Tenure

Leasehold

Lease - 125 Years from 11th November 1985.

Ground Rent - £10 per annum

Service Charge £421 per annum

## 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) <b>A</b>                          |                            |                                                                                     |
| (81-91) <b>B</b>                            |                            |                                                                                     |
| (69-80) <b>C</b>                            |                            |                                                                                     |
| (55-68) <b>D</b>                            |                            |                                                                                     |
| (39-54) <b>E</b>                            | <b>57</b>                  | <b>70</b>                                                                           |
| (21-38) <b>F</b>                            |                            |                                                                                     |
| (1-20) <b>G</b>                             |                            |                                                                                     |
| Not energy efficient - higher running costs |                            |                                                                                     |
| <b>England &amp; Wales</b>                  | EU Directive<br>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.

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