

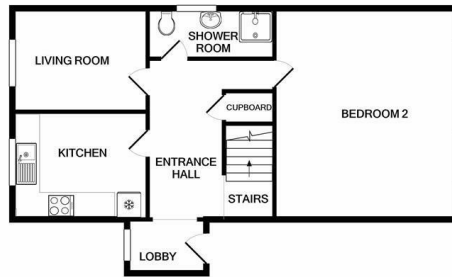


93 Dukes Court Wellington Lane | | Norwich | NR2

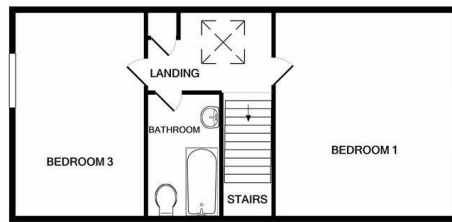
Guide Price £220,000

****GUIDE PRICE £220,000 - £230,000 - NO ONWARD CHAIN**** Gilson Bailey are delighted to offer this spacious, split-level apartment situated close to Norwich City Centre, within easy reach of the University and Art College. Offering generous and versatile accommodation throughout, the property comprises a secure entrance lobby, private entrance hall, lounge, separate fitted kitchen, three double bedrooms, a main bathroom and an additional shower room, making it perfectly suited to sharers, first-time buyers or investment purchasers alike. Further benefits include electric heating and a private covered parking space, adding both comfort and convenience. With its excellent location and spacious layout, this superb apartment represents an outstanding opportunity and early viewing is highly recommended.





GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.
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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 first floor. Front door to:

Entrance Hall

Part glazed entrance door to private entrance hall accessed via secure entrance lobby. Built in storage cupboard. Stairs to third floor. Heater.

Lounge 17'0" x 9'10"

Living room with rear aspect window with views towards the city centre. Heater.

Kitchen 10'5" x 6'10"

Separate kitchen with ample storage and work surface. Appliances include electric hob, oven, cooker hood, fridge/freezer and washer/drier.

Bedroom One 15'8" x 13'9"

Big double bedroom, two front aspect windows allow much natural light in. Heater.

Bedroom Two 15'8" x 14'1"

Second large double bedroom, big front aspect window, heater.

Bedroom Three 15'8" x 10'2"

Third big double bedroom, rear aspect window with far reaching views over the City. Heater.

Shower Room

Modern suite comprising shower cubicle, WC and wash basin. Heated towel rail, frosted window.

Bathroom

Bathroom suite comprising bath with shower over, WC and wash basin. Heater.

Parking

One allocated covered parking space.

Local Authority

Norwich City Council - Tax Band C

Tenure

Leasehold

Term: 999 years from 23 June 2004

Service Charge: £2343pa

Utilities


Fibre to the property.

Mains 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		
(55-68) D		70
(39-54) E	55	
(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 C

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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