







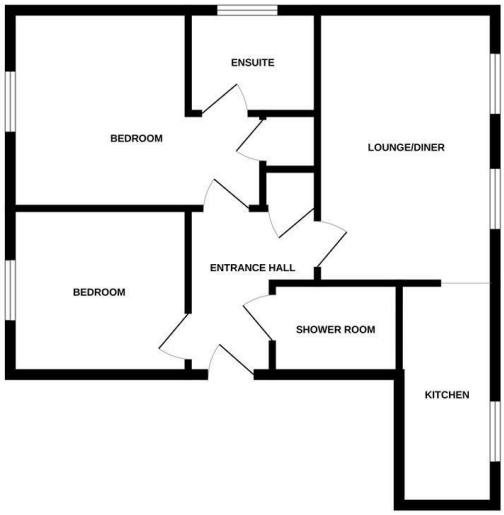
24 Alexandra House Thomas Wyatt Close I I Norwich

Offers In Excess Of £185,000

STUNNING APARTMENT OFFERED WITH NO ONWARD CHAIN Gilson Bailey are delighted to present this lovely, modernised third-floor apartment, set within the highly sought-after converted Old Hospital building on the edge of the City Centre. Offering well-appointed accommodation, the property features secure intercom entry, a private entrance hall, spacious lounge/diner, modern fitted kitchen, contemporary shower room and two bedrooms, with the principal bedroom benefiting from an en-suite shower room. Outside, residents can enjoy beautifully maintained communal gardens along with the convenience of an allocated off-road parking space. Further benefits include double glazing, electric heating and the advantage of no onward chain, making this an ideal opportunity for first-time buyers or buy-to-let investors alike. Early viewing is strongly recommended.

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

THIRD 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.
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Location
Situated on the former Norfolk and Norwich hospital development you are close by to many amenities including a wide range of shopping and dining facilities, pubs, supermarkets and Norwich bus station with ease of access to the A47 southern bypass, University of East Anglia, Norfolk & Norwich University Hospital and Norwich ring road.

Accommodation Comprises
Secure intercom entry with stairs and lift to third floor. Front door to:

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

Lounge/Diner 14'11" x 9'8"
Two large double glazed sash windows, wood effect floor and electric heater. Open to:

Kitchen 12'2" x 5'3"
Fitted wall and base units with work surfaces over, stainless steel sink with mixer tap, built in oven with hob and extractor hood over, built in fridge freezer, built in washing machine, spot lights, tiled floor. electric heater and double glazed sash window.

Bedroom One 14'2" x 10'0"
Double glazed sash window, built in wardrobes, wood effect floor and electric heater. Door to:

En-Suite
Walk in double shower cubicle with inset mixer shower, wash hand basin, low level WC, extractor fan, spotlights, part tiled walls, tiled floor, towel rail heater and double glazed sash window.

Bedroom Two 9'9" x 8'6"
Double glazed sash window, electric wall heater and wood effect floor.

Shower Room
Double shower cubicle with inset mixer shower, wash hand basin with mixer tap, low level WC, extractor fan, spotlights, part tiled walls, tiled floor and electric towel rail heater.

Outside
Well kept communal gardens and one off road parking space.

Local Authority
Norwich City Council, Tax Band C.

Tenure
Leasehold
Term: 125 years from 01 January 2004
Service Charge: £2377.62 per annum and £300 for water
Ground Rent: £250 per annum

Utilities
Full fibre broadband available.
Mains electric and water.

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.

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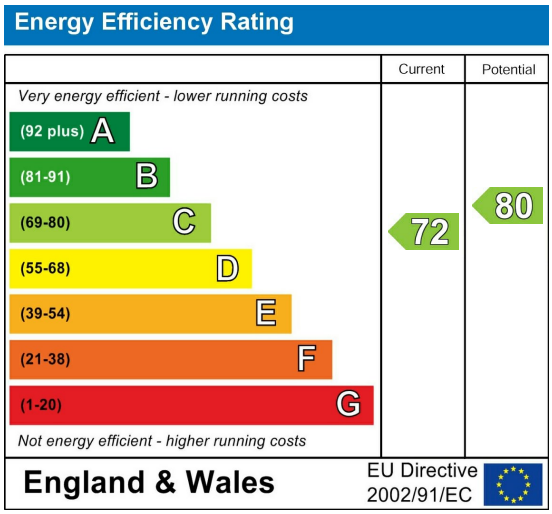
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Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and as so cannot verify that they are in working order or fit for their purpose. Gilson Bailey cannot guarantee the accuracy of the information provided. This is provided as a guide to the property and an inspection of the property is recommended.