



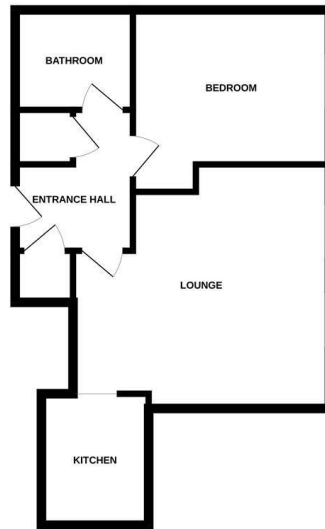
Apartment 305, Albion Mill King Street | | Norwich | NR1 2BU

Offers In Excess Of £145,000

****STUNNING MODERN APARTMENT WITH OFF ROAD PARKING AND NO ONWARD CHAIN**** Perfectly positioned within a highly sought-after Riverside development, just a short stroll from Norwich City Centre, this stunning one-bedroom first-floor apartment offers stylish and convenient urban living. Accessed via a secure intercom entry system, the property features a private entrance hall, a light and spacious lounge, a modern fitted kitchen, a comfortable bedroom, and a contemporary bathroom. Outside, residents benefit from an allocated underground parking space, adding to the appeal of this superb city home. With electric heating, double glazing, and no onward chain, this apartment is ready to move straight into. Ideal for first-time buyers or buy-to-let investors, this beautifully presented home combines comfort, location, and lifestyle – early viewing is highly recommended!



THIRD FLOOR



Whilst every effort has been made to ensure the accuracy of the description contained herein, measurements of areas, volumes, heights and any other items 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 purchase. The services, fixtures and appliances shown here are not guaranteed and no guarantee is to their operation or efficiency may be given. Made with Metropac CAD2000.

Location

Situated close by to the Riverside development with its range of shops, supermarkets, pubs, cafes and restaurants along with gym, cinema and bowling alley. You are within walking distance of the City centre with ease of access to the Norwich Ring Road and A47 southern bypass.

Accommodation Comprises

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

Entrance Hall

Doors to lounge, bedroom, bathroom, storage cupboard and separate airing cupboard housing the water tank.

Lounge 15'9" x 15'1"

Two double glazed sash windows, electric heater.

Kitchen 8'2" x 6'7"

Fitted wall and base units with worktops over, sink and drainer, fitted hob and oven, integrated fridge/freezer, washing machine and dishwasher.

Bedroom 12'0" x 11'1"

Double glazed sash window, fitted wardrobe.

Bathroom 7'1" x 6'1"

Bath with shower over, low level WC, hand wash basin, extractor fan.

Outside

One underground allocated parking space accessible by automated car lift

Local Authority

Norwich City Council, Tax Band B.

Tenure

Leasehold - Term 999 years commencing on 1 January 2005. Please note ground rent is £150 per annum and service/maintenance charges are £2001.62 per annum. For further information, please contact the office.


Utilities

Fibre broadband available.
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		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

81
84
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.