



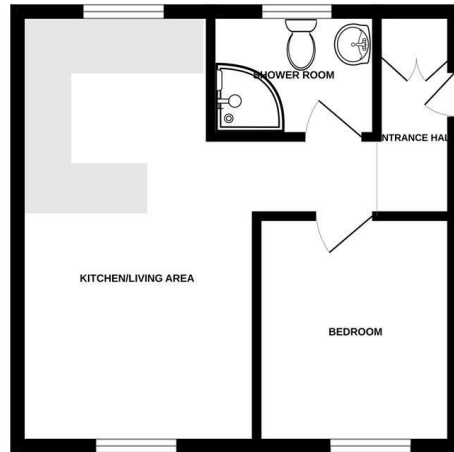
12 Rose Yard St. Augustines Street | | Norwich | NR3

Guide Price £140,000

****LOVELY FIRST FLOOR APARTMENT WITH OFF ROAD PARKING AND A 999 YEAR LEASE**** Gilson Bailey are delighted to offer this beautifully presented, light-filled one-bedroom first-floor apartment, tucked away within the ever-popular NR3 area of Norwich and conveniently located within walking distance of the City Centre. Stylish and airy throughout, the accommodation comprises a secure gated entrance, welcoming entrance hall and an impressive open-plan dual-aspect kitchen/living space that creates the perfect setting for modern living and entertaining. The property also benefits from a generous bedroom and a contemporary shower room, all presented in excellent condition. Outside, there is the added advantage of a useful ground floor storage shed and an allocated parking space. Further benefits include double glazing, gas central heating and a rare 999-year lease, making this an ideal opportunity for first-time buyers, professionals or buy-to-let investors seeking a low-maintenance home in one of Norwich's most vibrant and desirable locations. Early viewing is highly recommended.



GROUND FLOOR



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floor, window, rooms and any other items are approximate and the responsibility lies for any error, omission or misstatement. This plan is for illustrative purposes only and should be used in conjunction with a professional surveyor. The price, layout and appearance shown here are not intended to be guaranteed in any way. Gilson Bailey & Partners Ltd. Made with MyPlan 12.020

Location

Rose Yard is within walking distance of the City centre, located close by to many local amenities including schooling, popular local pubs, shops, restaurants and supermarkets. There is ease of access to the Norwich Ring Road, NDR, Norwich international Airport and Norwich train station.

Accommodation Comprises

Secure gated entrance with stairs to first floor. Front door to:

Entrance Hall

Doors to kitchen/living area, bedroom, shower room, cupboard and loft access.

Kitchen/Living Area 11'9" x 11'9"

Handmade, hand painted, solid wood bespoke kitchen with Quartz worktops over, sink and drainer, fitted hob and oven, space for fridge/freezer and washing machine, integrated dishwasher, dual aspect windows, three radiators, TV point.

Bedroom 9'5" x 8'1"

Double glazed window, radiator.

Shower Room 6'2" x 5'0"

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

Outside

Ground floor storage shed and one off road parking space.

Local Authority

Norwich City Council, Tax Band A.

Tenure

Leasehold - Term 999 years from 1 January 1992. Please note ground rent is £25 per annum and service/maintenance charges are £77.61 per month. 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 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.