







4 Stuart Gardens I St. Faiths Lane I Norwich I NR1 1JG

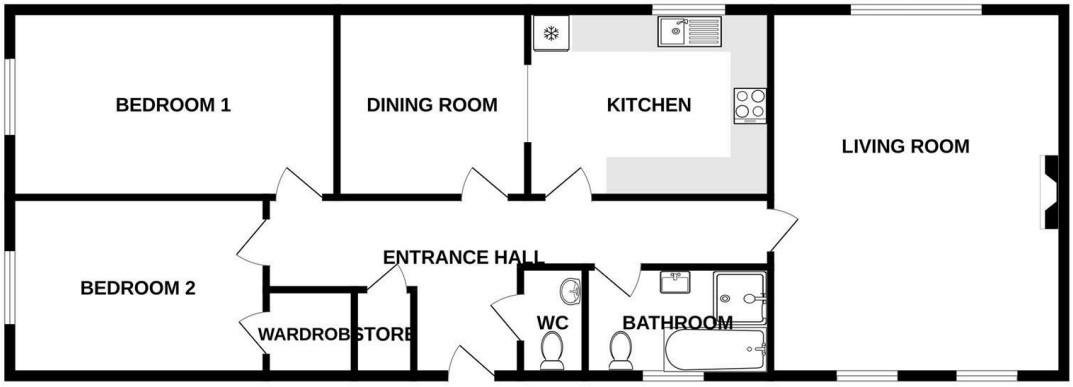
£190,000

** PENTHOUSE APARTMENT WITH NO GROUND RENT AND EXTENDED LEASE **
Gilson Bailey are delighted to offer this absolutely superb, spacious two double bedroom penthouse apartment, occupying a desirable second-floor position in the heart of Norwich City Centre. Ideally located just a few minutes' walk from Norwich train station, yet pleasantly tucked away from the hustle and bustle, this impressive apartment offers a fantastic combination of generous living space and City Centre convenience. Accessed via a secure communal entrance, the accommodation comprises a private entrance hall with useful storage, a particularly impressive double-aspect lounge flooding the room with natural light, modern fitted kitchen, separate dining room, two double bedrooms, bathroom and guest WC. Outside, residents can enjoy well-kept communal gardens, while the property also benefits from the advantage of its own garage, a real bonus for such a central location. Further benefits include double glazing, gas heating (new boiler) and no onward chain. With its spacious accommodation, two double bedrooms, excellent City Centre position and valuable garage, this fantastic penthouse would suit a wide array of buyers so be quick to book a viewing.

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GROUND 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
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.

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

Entrance Hall
Private entrance hall accessed via secure communal lobby. Built in storage cupboard, inset spotlights, radiator, entry-phone, doors to all rooms.

Guest WC
Low level WC, hand wash basin, radiator.

Lounge 18'0" x 14'9"
Large living room with double aspect windows which allow much natural light in providing the room with a bright and relaxed feel. TV point, radiator.

Kitchen 11'1" x 8'6"
Modern kitchen with ample storage and work surface. Appliances include electric hob, oven, cooker hood, dishwasher, fridge/freezer and new washing machine. Inset spotlights, archway to dining room.

Dining Room 9'10" x 9'10"
Separate dining room, inset spotlights, radiator, archway to kitchen.

Bedroom One 16'8" x 9'10"
Master bedroom, front aspect window, TV point, radiator.

Bedroom Two 13'1" x 6'10"
Second double bedroom, front aspect window, built in storage cupboard, radiator.

Bathroom
Re-fitted modern bathroom suite in white comprising bath, separate shower cubicle, WC and wash basin. Heated towel rail, inset spotlights, frosted window.

Outside
Well maintained communal garden areas.

Garage
Brick built single garage with remote control automated up & over door.

Local Authority
Norwich City Council, Tax Band B.

Tenure
Leasehold
Term: 189 years beginning on and including 1 October 1985 - 148 years remaining
Service Charge: £1300 per annum
No ground rent

Utilities
Fibre to the cabinet.
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.

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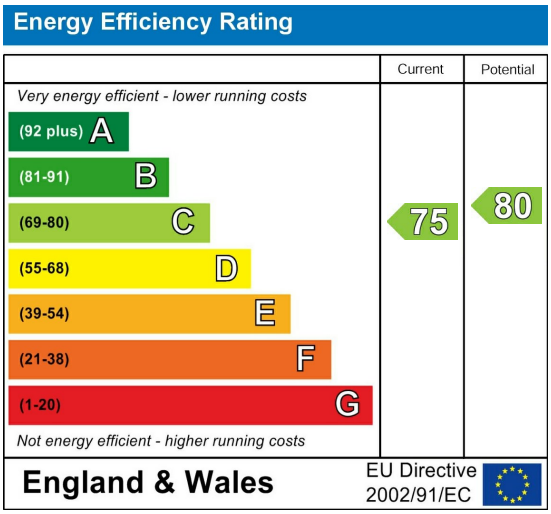












Local Authority

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.