



**Benjamin Gooch Way
Norwich, NR2 2TL**

Offers in the region of £190,000

claxtonbird
residential

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ClaxtonBird are delighted to offer this unique one bedroom lower ground floor apartment situated on the former Norfolk and Norwich Hospital site, within the Grade II listed part of the building. The property benefits from large open plan living with sitting room / dining room and modern fitted kitchen / breakfast room, master bedroom with feature arched ceiling, dressing area and en-suite bathroom, electric heating and secure allocated parking. The full accommodation comprises entrance hall, cloakroom, sitting room / dining room, kitchen / breakfast room, bedroom, dressing area and en-suite bathroom. Offered for sale with no onward chain.

Communal Entrance

Serving two apartments.

Entrance Hall

Entrance door, built in storage cupboard and engineered oak wooden floor.

Cloakroom

Low level WC, pedestal wash hand basin with mixer tap, spot lights, extractor fan, engineered oak wooden floor, chrome towel rail heater and double cupboard with bi-folding doors housing the water cylinder and air circulation system.

Sitting Room / Dining Room 14'4" x 15'4" (4.38 x 4.69)

Three sash windows to front aspect, engineered oak wooden floor and two electric heaters. Open plan to:

Kitchen / Breakfast Area 13'0" x 7'11" (3.97 x 2.43)

Fitted kitchen comprising wall and base units with wood effect work surfaces and up stands over, one and a half bowl stainless steel sink drainer with mixer tap, built in stainless steel oven with hob and canopy extractor over, further built in appliances including fridge, freezer and washer dryer, breakfast bar, spot lights and engineered oak wooden floor.

Bedroom 18'5" x 10'2" (5.62 x 3.10)

Window to side aspect, feature arched ceiling, engineered oak wooden floor and electric panel heater.

Dressing Area

Built in wardrobe, built in storage cupboard and door to en suite bathroom.

En Suite Bathroom

Suite comprising bath with mixer tap and rainfall shower over, low level WC, pedestal wash hand basin with mixer tap, four fitted cupboards with bi-folding doors, tiled splash back, tiled effect floor, shaver point, extractor fan, chrome towel rail heater and window to side aspect.

Outside

The building itself is set within well maintained communal gardens and is conveniently located for easy access in to the City Centre. The apartment comes with allocated parking space set behind secure gates.

Agents Note

The vendor has informed us of the following information:

Lease Length: 125 years

Years Remaining - 111

Annual Service Charge - £1,350.94 including buildings insurance (approximately)

Annual Ground Rent - £250.00

Management Charge - £124.66 covering ground upkeep of Fellowes Plain

Council Tax Band B



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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	69	75
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
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