







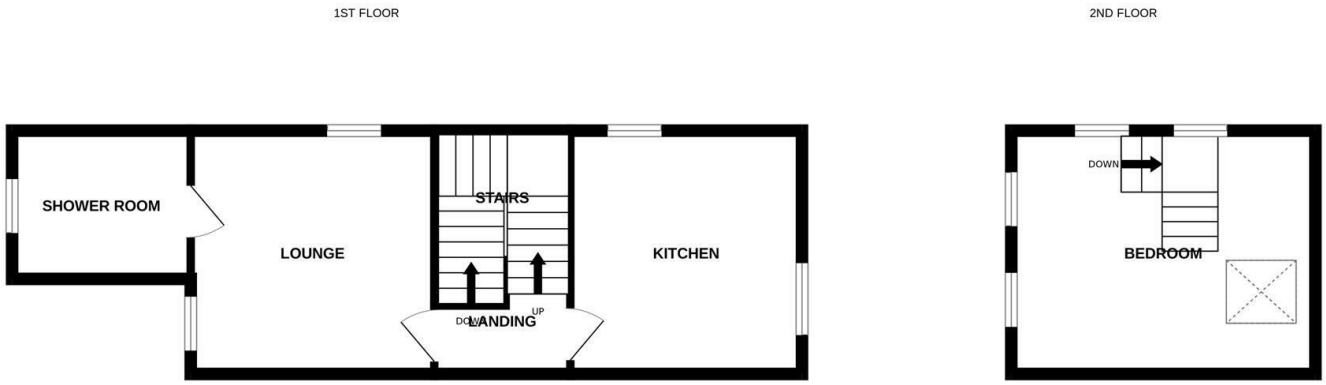
39a Rosary Road I I Norwich I NR1 1SZ

Asking Price £120,000

OFFERED WITH NO ONWARD CHAIN** Gilson Bailey are delighted to offer this well-presented, one bedroom split-level first floor flat, ideally positioned within the popular Thorpe Hamlet area of Norwich, just a short walk from the City Centre and train station. Offered with the significant advantage of no onward chain, the property provides a practical and appealing layout arranged over two floors. Accessed via a communal entrance with stairs rising to the first floor, the accommodation comprises a comfortable lounge, modern fitted kitchen and stylish shower room, while stairs lead to the second floor where you will find the spacious bedroom, creating a private sleeping area away from the main living accommodation. Further benefits include double glazing and gas heating. Combining its distinctive split-level layout, modern interior and superb location within easy reach of central Norwich and excellent transport links, this attractive chain-free flat would make a fantastic first-time purchase or buy-to-let investment, so be quick to book a viewing.

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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.

Accommodation Comprises
Front door to communal entrance with internal door and stairs leading to the lounge and kitchen.

Lounge 11'7" x 11'1"
Two double glazed windows, radiator.

Kitchen 11'1" x 9'3"
Fitted wall and base units with worktops over, sink and drainer, fitted hob and oven, integrated fridge, space for washing machine, two double glazed windows.

Shower Room 8'4" x 6'11"
Shower cubicle, low level WC, hand wash basin, heated towel rail, frosted double glazed window.

Bedroom 14'3" x 11'5"
Two double glazed windows, velux window, radiator.

Local Authority
Norwich City Council, Tax Band A.

Tenure
Leasehold
Term: 125 years from 28 July 2006 (50% share of freehold)
Service Charge: N/A
Ground Rent: N/A

Utilities
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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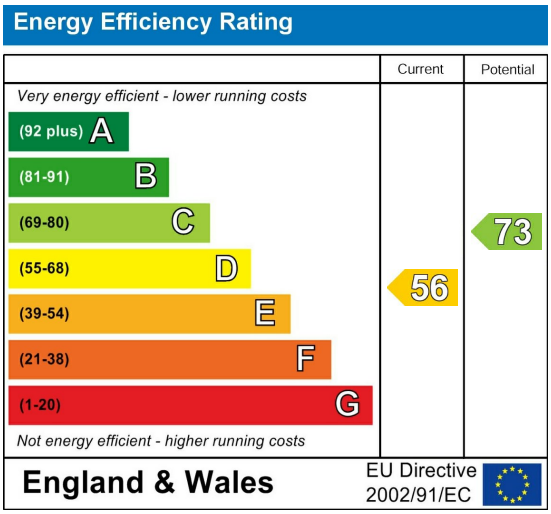












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Norwich City Council, Tax Band A

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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.