



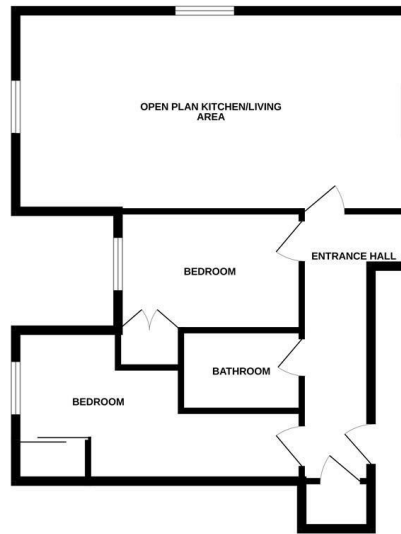
131D Colman Road | | Norwich | NR4 7HA

£160,000

****SPACIOUS AND MODERNISED APARTMENT CLOSE BY TO THE UNIVERSITY****
Gilson Bailey are delighted to present this stunning and spacious two-bedroom first floor apartment, ideally situated to the west of Norwich, perfectly positioned for easy access to the University and Hospital. Beautifully presented throughout, the property offers secure intercom entry leading to a private entrance hall, a bright and contemporary open-plan kitchen/living area ideal for modern living, two well-proportioned bedrooms and a sleek, modern fitted bathroom. Externally, the apartment benefits from an allocated parking space and access to a fantastic shared roof terrace, perfect for relaxing or socialising. Further advantages include double glazing, electric heating and excellent condition throughout, making it ready to move straight into. A superb opportunity for first-time buyers or investors alike—early viewing is highly recommended.



FIRST FLOOR



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, rooms and any other fixed or movable items are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for illustrative purposes only and should be used in conjunction with any prospective purchase. The accuracy, validity and availability of information is not guaranteed.

Marked and Measured 12/2012

Location

Colman Road is located to the west of Norwich with close access to both the University of East Anglia and Norfolk and Norwich University Hospital. Local amenities include good schooling for all ages, popular shops, pubs and restaurants. There is ease of access to the Norwich ring road, A47 southern bypass and A11 with regular bus links to and from the city centre.

Accommodation Comprises

Secure intercom entry with stairs to first floor. Front door to:

Entrance Hall

Doors to kitchen/living area, two bedrooms and bathroom.

Open Plan Kitchen/Living Area 23'7" x 12'7"

Fitted wall and base units with worktops over, sink and drainer, fitted hob and oven, space for fridge/freezer and washing machine, three double glazed windows, two electric heaters.

Bedroom One 16'6" x 9'4"

Double glazed window, electric heater, built in wardrobe.

Bedroom Two 11'6" x 7'4"

Double glazed window, electric heater, built in wardrobe.

Bathroom 7'4" x 5'0"

Panelled bath with rainfall shower over, low level WC, hand wash basin, heated towel rail.

Outside

One allocated parking space and a shared roof terrace.

Local Authority

Norwich City Council, Tax Band A

Tenure

Leasehold - Term 150 years from and including the 28 February 2012. Please note ground rent is £100 per annum and service/maintenance charges are £2607.50 per annum. For further information, please contact the office.

Utilities


Fibre to cabinet broadband.
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		80
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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.

<https://www.gilsonbailey.co.uk>
01603764444