



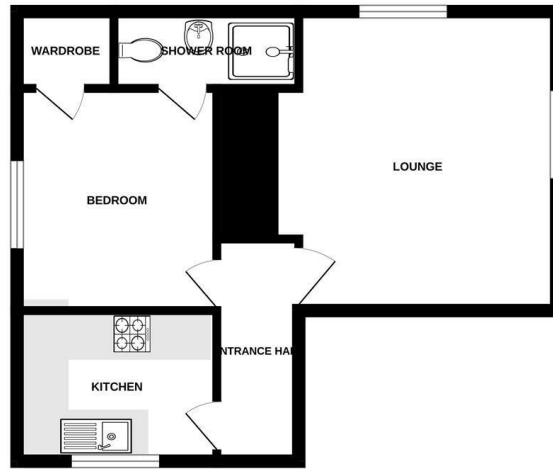
**51 Hardy Road | | Norwich | NR1 1JN**

**Guide Price £120,000**

GUIDE PRICE £120,000-£140,000\*\*EXCELLENT INVESTMENT OR FIRST TIME PURCHASE OFFERED WITH NO ONWARD CHAIN\*\* Gilson Bailey are delighted to present this beautifully modernised and exceptionally well-located one-bedroom first-floor flat in the highly sought-after area of Thorpe Hamlet, perfectly positioned within easy walking distance of Norwich City Centre and the train station. Offering its own private entrance, the property opens into a bright and inviting lounge, leading to a stylish, contemporary kitchen finished to a high standard. The well-proportioned bedroom benefits from an adjoining modern shower room and a useful built-in storage cupboard, making the space both practical and comfortable. Outside there is an allocated parking space, garden area and two large storage sheds. Recently updated and decorated throughout, the flat boasts double glazing, gas central heating, a long lease and the added advantage of no onward chain. The apartment can also be offered fully furnished and benefits from a leasehold that permits Airbnb and other short-term lets, providing excellent flexibility for both owners and investors. Ideal for first-time buyers seeking a move-in ready home or investors looking for a hassle-free buy-to-let or short-stay opportunity, this impressive property is sure to attract strong interest—early viewing is strongly advised.



## FIRST FLOOR



While every attempt has been made to ensure the accuracy of the description contained herein, measurements of walls, windows, doors and 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 for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee is given as to their condition or efficacy. Can be given. Made with Metaplan 12000.

### Location

Thorpe Hamlet, lies just to the east of Norwich City centre within walking distance to the railway station and Riverside development (offering restaurants, bars, cinema and gym). There is great access into the City centre itself, riverside walks, Mousehold Heath and A47 Southern Bypass.

### Accommodation Comprises

Stairs to first floor. Front door to:

#### Entrance Hall

Doors to lounge, kitchen and bedroom.

#### Lounge 12'4" x 12'2"

Two double glazed windows, radiator, laminate flooring.

#### Kitchen 8'0" x 6'3"

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

#### Bedroom 8'0" x 6'9"

Double glazed window, radiator, storage cupboard, laminate flooring.

#### Shower Room 8'5" x 2'9"

Shower cubicle, low level WC, hand wash basin, radiator.

### Local Authority

Norwich City Council, Tax Band A.

### Tenure

Leasehold - Term 999 years from and including 29 September 2022 and to and including 28 September 3021. Please note ground rent is N/A and service charge is £25 per month. For further information, please contact the office.

### Utilities


Full fibre broadband available.  
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
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	72	78
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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