



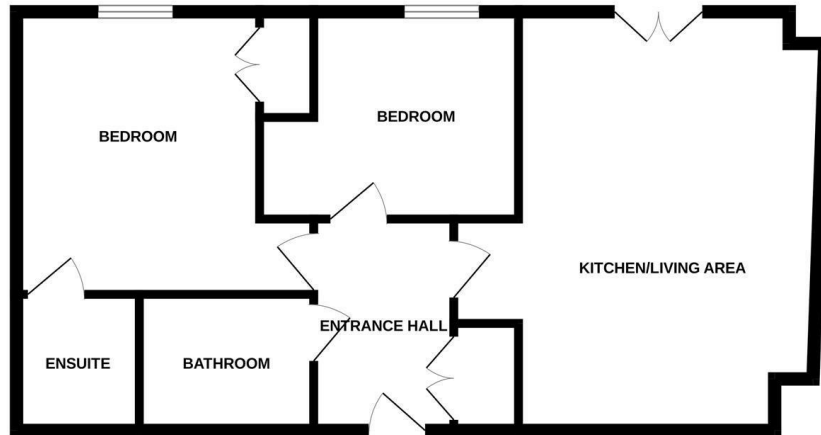
**55 Greyfriars Road | | Norwich | NR1 1PR**

**Offers In Excess Of £170,000**

**\*\*SPACIOUS CITY CENTRE APARTMENT OFFERED WITH NO ONWARD CHAIN\*\***  
Gilson Bailey are delighted to offer this WELL PRESENTED, TWO BEDROOM, TWO BATHROOM, FOURTH FLOOR APARTMENT situated in the heart of Norwich's City Centre. Accommodation comprising secure intercom entry, private entrance hall, open plan kitchen/living area, TWO BEDROOMS and a bathroom with bedroom one having an EN-SUITE SHOWER ROOM. Outside there is ONE SECURE, UNDERGROUND PARKING SPACE. The apartment benefits from double glazing, electric central heating and is OFFERED WITH NO ONWARD CHAIN. The property would make an excellent first time purchase or buy-to-let investment so be quick to book a viewing. Furniture can be included subject to separate negotiations.



## FOURTH 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.

**Accommodation Comprises**

Secure intercom entry with stairs and lift to fourth floor. Front door to:

**Entrance Hall**

Doors to kitchen/living area, two bedrooms and bathroom, spacious storage cupboard housing washer/dryer, central heating controls and boiler.

**Kitchen/Living Area 16'4 x 15'4**

Fitted wall and base units with worktops over, sink and drainer, fitted hob and oven with extractor hood over, integrated fridge, freezer, dishwasher and washing machine, radiator, patio doors to Juliet balcony.

**Bedroom One 12'6 x 13'3**

Double glazed window, radiator, built in wardrobe, black out blind.

**En-Suite 7'2 x 5'8**

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

**Bedroom Two 11'5 x 9'1**

Double glazed window, radiator, black out blind.

**Bathroom 7'2 x 6'6**

Panelled bath with shower over, low level WC, hand wash basin, radiator, extractor fan.

**Outside**

One underground secure parking space.

**Local Authority**

Norwich City Council, Tax Band B.

**Tenure**

Leasehold - Term 250 years from 1 January 2006. Please note ground rent is £275 per annum and service/maintenance charges are £3880 per annum. For further information, please contact the office.

**Utilities**


Ultrafast broadband available.  
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
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>66</b>	<b>66</b>
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**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.