







50 Earlham House Earlham Road I I Norwich I NR2 ZDE

Offers In Excess Of £70,000

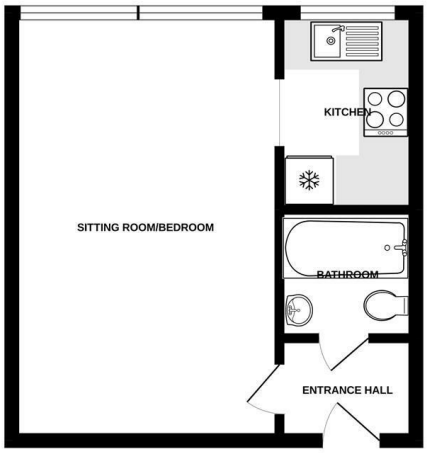
**INVESTORS ONLY AS THE TENANT WISHES TO STAY ** Gilson Bailey are delighted to present this well-presented second-floor studio apartment, ideally located in the highly sought-after Golden Triangle. The property is within close proximity to a variety of local shops, cafés, and pubs, and offers easy access to the city centre, university, and hospital.

The accommodation comprises a secure communal entrance lobby leading to a private entrance hall, a bright main living/bedroom area with a full-width window, a modern kitchen, and a bathroom fitted with a shower over the bath. Additional benefits include modern electric heating and double glazing throughout.

gilsonbailey

Head Office 32 Prince of Wales Rd,
Norfolk NR1 1LG
01603764444 | sales@gilsonbailey.co.uk

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.
Made with Metropix ©2022

Location
The golden-triangle is broadly a wedge-shaped area between Earlham and Newmarket Road and is considered one of the most sought-after areas in Norwich offering a great selection of amenities to include schooling, shops, cafes, restaurants and pubs. You are close by to the centre of Norwich with ease of access to Norwich train station, A47 southern bypass, A11 and the Norfolk & Norwich University Hospital and University of East Anglia.

Accommodation Comprises
Door to

Entrance Hall
Private entrance hall accessed via secure impressive communal entrance lobby.

Living Room 15'1" x 10'2"
Full width window which allows much natural light in providing the room with a bright and welcoming feet and heater.

Kitchen 7'10" x 5'10"
Ample storage and work surface. Space for electric hob, oven, fridge/freezer and washing machine. Spot lighting.

Bathroom
Suite in white comprising bath with shower over, WC and wash basin. Tiled floor.

Parking
PLEASE NOTE: No parking is provided with the apartment.

Tenure
Leasehold
Term from and including 1 January 2007 to and including 31 December 2131
Service Charge: £377 per quarter
Ground Rent: £200

Local Authority
Norwich City Council - Tax Band A

Utilities
Mains water and electric.

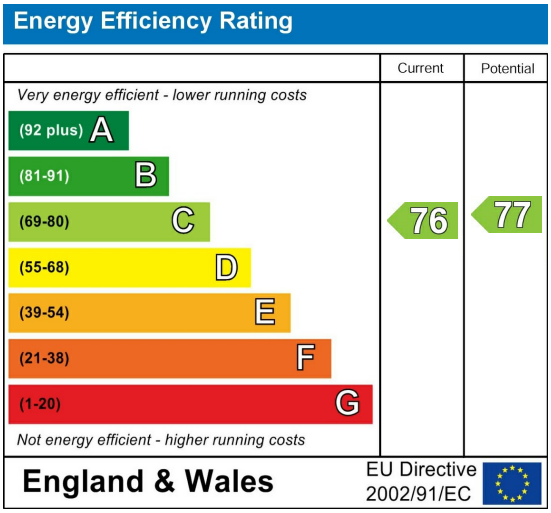
Disclaimer
To comply with Anti-Money Laundering (AML) regulations, successful buyers must complete the required AML checks and provide proof of funds. A non-refundable fee of £60 including VAT is payable per purchaser, per transaction, including any individuals contributing or gifting funds towards the 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.

Agents Note
Please note no pets are allowed.

Head Office 32 Prince of Wales Rd,
Norfolk NR1 1LG
01603764444 | sales@gilsonbailey.co.uk





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.