



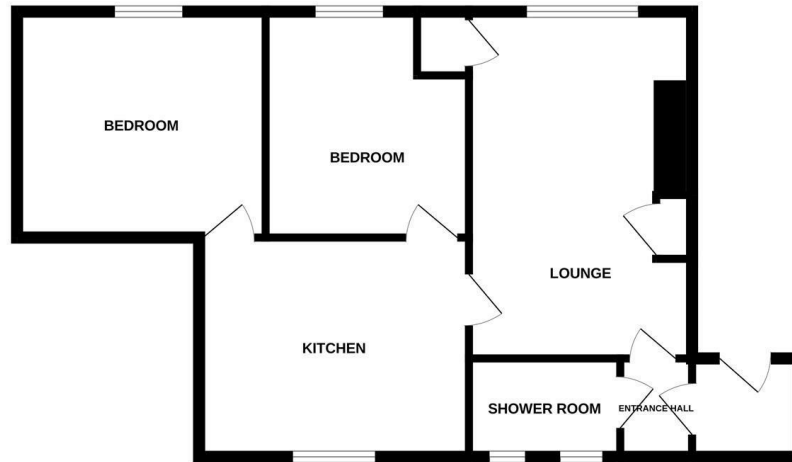
79 Cowgate | | Norwich | NR3 1TG

Offers In Excess Of £140,000

** OFFERED WITH NO ONWARD CHAIN WITH A SHORT STROLL TO TOMBLAND
** Gilson Bailey are delighted to offer this two-bedroom second-floor flat situated in a prime position on the edge of Norwich City Centre, perfectly placed for convenient access to local amenities, transport links and the vibrant city lifestyle. The accommodation comprises a secure intercom entrance, private entrance hall, comfortable lounge, fitted kitchen, two bedrooms and a modern shower room. Outside, the property benefits from communal gardens and a useful storage shed, off road permit parking, providing additional practicality. Further benefits include double glazing, electric heating and the added advantage of no onward chain, making this an ideal opportunity for first-time buyers, investors or those seeking a low-maintenance city home.



SECOND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 to second floor. Front door to:

Entrance Hall

Doors to lounge and shower room.

Lounge 16'11" x 10'10"

Double glazed window, electric heater.

Kitchen 13'1" x 10'7"

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

Bedroom One 12'1" x 11'5"

Double glazed window, electric heater.

Bedroom Two 11'6" x 9'11"

Double glazed window, electric heater.

Shower Room 7'4" x 4'9"

Shower cubicle, low level WC, hand wash basin, two frosted double glazed windows.

Outside

Storage shed and communal gardens.

Local Authority

Norwich City Council, Tax Band A.

Tenure

Leasehold - Term 125 years from 5 July 2004. Please note ground rent is £10 per annum and service/maintenance charges are £327.78 per annum. For further information, please contact the office.

Utilities


Fibre to the property.
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		75
(55-68) D	65	
(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.