



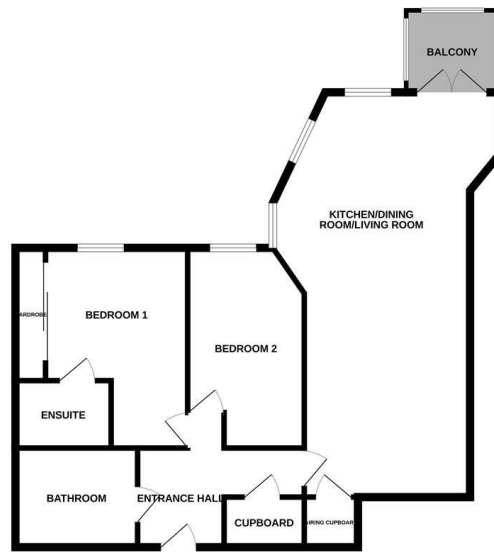
202 The Malt House | King Street | Norwich | NR1 2TP

Offers In Excess Of £250,000

****SPACIOUS APARTMENT WITH GLORIOUS RIVER VIEWS OVER NORWICH AND SECURE PARKING**** Gilson Bailey are delighted to offer this LARGE, TWO BEDROOM SECOND FLOOR APARTMENT WITH UNIQUE TURRET situated in an exclusive riverside development within walking distance to the City Centre and TRAIN STATION. Accommodation comprising secure intercom entry, private entrance hall, spacious 29 FOOT TURRET lounge/kitchen/diner with balconies overlooking the river, bathroom and two bedrooms with one having an en-suite shower room. The apartment benefits from double glazing, electric radiator heating and allocated secure parking.



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the description contained herein, measurements of plots, dimensions, areas and any other facts are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used in conjunction with any prospective purchaser. The accuracy, validity and applicability of this plan are not guaranteed and no guarantee is given as to their accuracy or efficiency and no liability shall be given. Made with Metaplan 6.0.0.0

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

Door to

Communal Entrance

Stairs and lift to second floor. Door to

Lounge/Kitchen/Diner 28'10" x 15'4"

Bespoke fitted kitchen, NEFF oven and electric hob, extractor, slimline NEFF dishwasher, integral fridge and freezer, washing machine, three full-length double-glazed windows, two radiators, doors to balcony.

Bedroom One 10'9" x 16'4"

Double glazed window, full-length built-in wardrobe, radiator, door to

En-Suite

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

Bedroom Two 8'7" x 14'6"

Double glazed window, radiator.

Bathroom

Bath, low level WC, hand wash basin, radiator.

Outside

Bath, low level WC, hand wash basin, radiator.

Tenure

Leasehold

Term: 999 Years from 01 January 2005

Service Charge: £239 per month

Ground Rent: £75 per six months

Local Authority

Norwich City Council - Tax Band C

Utilities

Ultrafast Broadband Available.

Mains water and electricity.

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	73	75
(55-68) D		
(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 C

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.

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