



**206A The Cumberland Thorpe Road | | Norwich | NR1**

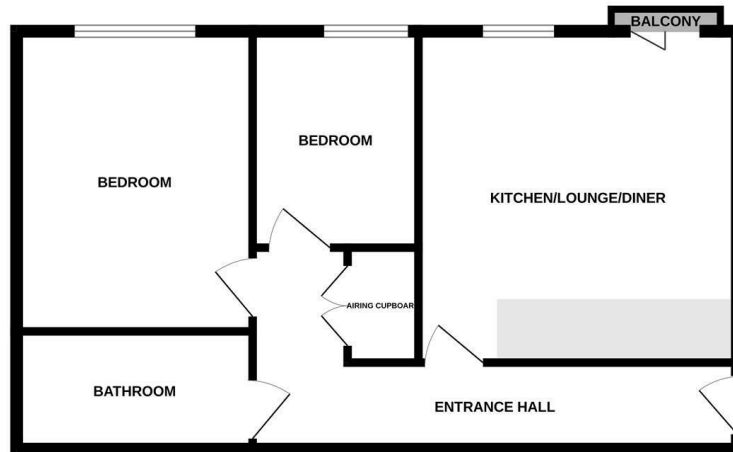
**£160,000**

**\*\*NO ONWARD CHAIN AND ALLOCATED PARKING\*\*** Gilson Bailey are delighted to present this well presented two-bedroom first-floor apartment, perfectly positioned in the highly sought-after Thorpe Hamlet area, just east of Norwich City Centre. Offering modern, low-maintenance living, the property features a secure intercom entry system, private entrance hall, an open-plan kitchen/living area, two well-proportioned bedrooms, and a stylish, contemporary bathroom.

Outside, the apartment benefits from an allocated off-road parking space, while additional features include double glazing, electric heating, and a long lease. Offered with no onward chain, this superb home is ideal for first-time buyers or buy-to-let investors seeking a property ready to move straight into. Early viewing is highly recommended!



#### FIRST 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 errors, omissions or mis-statements. 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 i5525

#### 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

Secure intercom entry with stairs to first floor. Front door to:

##### Entrance Hall

Doors to kitchen/living area, two bedrooms and bathroom.

##### Kitchen/Living Area 14'7" x 13'4"

Fitted wall and base units with worktops over, sink and drainer, fitted hob and oven, integrated fridge/freezer and washing machine, double glazed window, door to Juliet balcony, electric heater.

##### Bedroom One 11'8" x 8'9"

Double glazed window, electric heater.

##### Bedroom Two 7'11" x 6'7"

Double glazed window, electric heater.

##### Bathroom 8'9" x 5'3"

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

#### Outside

One off road parking space.

#### Local Authority

Norwich City Council, Tax Band B.

#### Tenure

Leasehold – 999 years from and including 01 January 2012. Please note ground rent is £150 per annum and service/maintenance charges are £527 per annum. For further information, please contact the office.


#### Utilities

ADSL copper wire broadband available.  
Mains water and electric.





### 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>	78	85
(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 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.

<https://www.gilsonbailey.co.uk>  
01603764444