



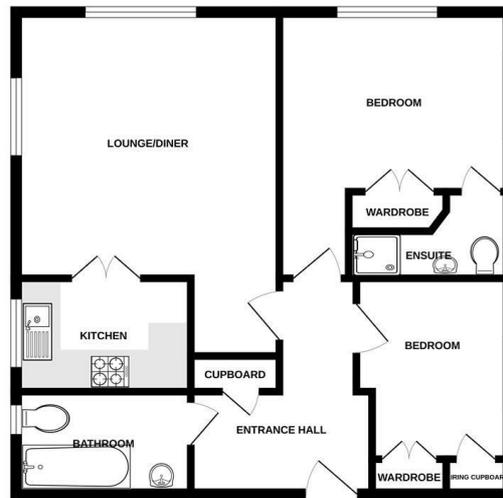
1 Mawkin Close | | Norwich | NR5 9PT

Offers In Excess Of £155,000

****OFFERED WITH NO ONWARD CHAIN**** Gilson Bailey are delighted to present this beautifully refreshed two-bedroom ground floor apartment, ideally positioned to the west of Norwich with excellent access to the University of East Anglia and the Norfolk & Norwich Hospital. The well-proportioned accommodation comprises a welcoming entrance hall, spacious lounge/diner, fitted kitchen, bathroom and two bedrooms, with the principal bedroom benefiting from an en-suite shower room. Externally, the property enjoys the convenience of an allocated parking space, while further highlights include double glazing, gas central heating with a newly fitted boiler (2025), brand-new carpets, fresh redecoration throughout and the significant advantage of no onward chain—making this an outstanding opportunity for first-time buyers and buy-to-let investors alike, and a viewing is highly recommended.



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of plots, buildings, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such for any prospective purchaser. The layout, contents and appearance of the house are based on the information as to the best of our knowledge and belief at the time of going to press. Made with MyPlan 10/2011

Location

Mawkin Close is situated close by to the University of East Anglia Norfolk and Norwich University Hospital along with other amenities that includes schooling, popular local shops, pubs, restaurants and supermarkets with great public transport links to and from the City centre. There is ease of access to the A47 southern bypass.

Accommodation Comprises

Secure intercom entry with front door to:

Entrance Hall

Doors to lounge/diner, two bedrooms and bathroom.

Lounge/Diner 17'8" x 13'9"

Two double glazed windows, radiator.

Kitchen 9'0" x 5'10"

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

Bedroom One 13'9" x 11'4"

Two double glazed windows, radiator, built in wardrobe.

En-Suite 8'0" x 4'5"

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

Bedroom Two 9'0" x 7'8"

Double glazed window, radiator, built in wardrobe.

Bathroom 9'0" x 4'10"

Panelled bath with shower over, low level WC, hand wash basin, radiator, frosted double glazed window.

Outside

One allocated parking space.

Local Authority

Norwich City Council, Tax Band B.

Tenure

Leasehold – Term 125 years from 1 June 2004. Please note ground rent is £130 per annum and service/maintenance charges are £1058.31 per annum. For further information, please contact the office.

Utilities

Full fibre broadband available.
Mains gas, water and electric.


Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	79	79
(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 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.

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