



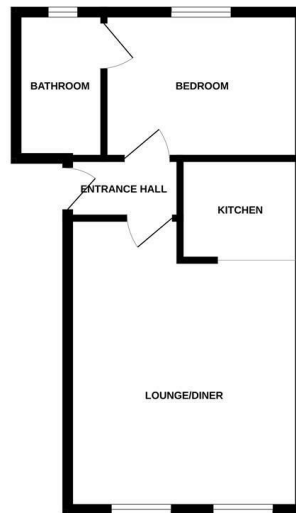
## 56 Mill Hill Road | | Norwich | NR2 3DS

**£140,000**

**\*\*GROUND FLOOR FLAT IN THE GOLDEN TRIANGLE OFFERED WITH NO ONWARD CHAIN\*\*** Gilson Bailey are delighted to offer this one-bedroom ground floor apartment, ideally positioned on a sought-after road within Norwich's prestigious Golden Triangle. Offering stylish and convenient living, the property features secure intercom entry, an inviting entrance hall and a bright open-plan lounge/kitchen/diner creating the perfect space for relaxing and entertaining. The apartment further benefits from a well-proportioned bedroom, modern bathroom and the rare advantage of an off-road parking space to the rear. With gas central heating, no onward chain and a prime location close to an array of popular shops, cafes and local amenities, this superb property would make an ideal first-time purchase, city base or buy-to-let investment. Early viewing is highly recommended.



GROUND FLOOR



Whilst every effort has been made to ensure the accuracy of the floorplan contained herein, measurements of areas, volumes, levels 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 purchase. The services, fixtures and appliances shown here are not to be taken as a guarantee as to their operation or efficiency until they are seen. Made with Metropac 12/2011

### 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

Secure intercom entry. Front door to:

#### Entrance Hall

Doors to lounge and bedroom.

#### Lounge/Diner 16'2" x 12'10"

Two sash windows, radiator, cast iron fireplace.

#### Kitchen 6'9" x 5'9"

Fitted wall and base units with worktops over, sink and drainer, space for cooker, fridge and washing machine.

#### Bedroom 10'10" x 8'0"

Sash window, radiator.

#### Bathroom 7'4" x 4'10"

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

### Outside

One off road parking space.

### Local Authority

Norwich City Council, Tax Band A.

### Tenure

Leasehold - Term 125 years from 1 December 2004. Please note ground rent is £100 per annum and service charge is £1802.44 per annum. For further information, please contact the office.


### Utilities

Fibre broadband available.  
Mains gas, 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>77</b>
(55-68) <b>D</b>	<b>65</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 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.