



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 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		77	78
(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	



## 15 Mulberry Close | | Norwich | NR3 3PJ

**Guide Price £300,000**

**\*\*GUIDE PRICE £300,000 - £325,000 SPACIOUS CITY CENTRE DUPLEX APARTMENT OFFERED WITH NO ONWARD CHAIN\*\*** Gilson Bailey are delighted to present this rarely available and beautifully modernised four-bedroom duplex apartment, ideally tucked away in a quiet yet convenient City Centre location. Offering generous and versatile accommodation arranged over two floors, the property features a welcoming entrance hall leading to a bright and spacious lounge, a contemporary fitted kitchen, two well-proportioned bedrooms and a sleek modern shower room on the first floor. The second floor continues to impress with a large landing providing access to two further bedrooms and a stylish bathroom, with one bedroom also benefiting from access to a useful store room. Externally, the property enjoys the added advantage of an allocated parking space, while further benefits include double glazing, gas central heating and no onward chain. With its generous living space and prime location, this impressive home would suit a wide range of buyers, making early viewing highly recommended.

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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#### 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, two bedrooms, shower room and stairs to next floor.

#### Lounge 12'10" x 11'0"

Double glazed window, radiator.

#### Kitchen 11'0" x 6'6"

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

#### Bedroom 13'2" x 9'7"

Double glazed window, radiator, built in storage.

#### Bedroom 9'2" x 7'3"

Double glazed window, radiator.

#### Shower Room

Shower cubicle, low level WC, hand wash basin, heated towel rail, frosted double glazed window.



#### Landing

Doors to two bedrooms and bathroom.

#### Bedroom 11'8" x 11'8"

Velux windows, radiator, built in cupboards.

#### Bedroom 8'9" x 7'0"

Velux window, radiator.

#### Bathroom

Panelled bath with shower over, low level WC, hand wash basin, heated towel rail, velux window.

#### Store Room 6'6" x 3'9"

#### Outside

One off road parking space.

#### Local Authority

Norwich City Council, Tax Band C.

#### Tenure

Tenure - Leasehold - Term 125 years from 24 June 1986. Please note ground rent is £240 per annum and service/maintenance charges are £1200 per annum. For further information, please contact the office.

#### Utilities

Fibre to the property.  
Mains gas, water and electric.

