



42 Maidstone Road | | Norwich | NR1 1EA

£160,000

GUIDE PRICE £160,000-£170,000 - NO ONWARD CHAIN Gilson Bailey are delighted to present this two double bedroom first-floor apartment, perfectly positioned in the heart of the city centre, just moments from the station and a wide range of local amenities.

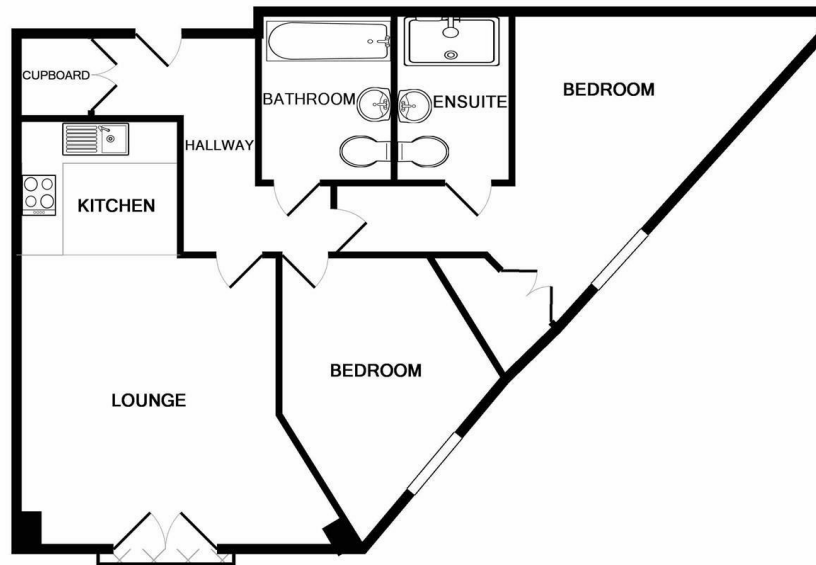
This modern and well-presented home offers stylish and spacious accommodation throughout, beginning with a secure entrance lobby and private entrance hall. The impressive open-plan kitchen/living area features quality wood laminate flooring and doors opening onto a Juliet balcony, creating a bright and contemporary living space ideal for both relaxing and entertaining.

The fitted kitchen benefits from integrated appliances including a dishwasher, fridge/freezer and built-in cooker. Both bedrooms are generous doubles, with the principal bedroom enjoying the added luxury of an en-suite shower room. A modern family bathroom with shower over the bath completes the accommodation.

Further benefits include secure underground parking, double glazing and communal heating.

An excellent opportunity to acquire a stylish city-centre apartment, ideally suited for first-time buyers or investors.





Whilst every attempt has been made to ensure the accuracy of the floor plan 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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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:

Hall Entrance

Private hallway accessed via secure communal entrance lobby with lift access. Built in cupboard, laminate floor, entry phone, radiator.

Living Room 20'8" x 16'4"

Large living room with glazed double doors to Juliet balcony. Wood laminate floor, TV / BT points, radiator. Opens to kitchen area.

Kitchen

Modern fitted kitchen, ample storage and work surface, electric hob and oven, cooker hood over, integrated appliances include fridge/freezer, and dishwasher. Spot lights. Washer drier is in the cupboard.

Bedroom One 14'0" x 14'5"

Double Glazed window to rear aspect, laminate flooring, built in double wardrobes and radiator.

En-Suite

Modern white suite comprising shower cubicle, WC and wash basin. Spot lighting, radiator.

Bedroom Two 11'6" x 10'8"

Double Glazed window to rear/side aspect, Laminate flooring, radiator.

Bathroom

Modern white bathroom suite comprising bath with shower over, WC and wash basin. Inset spot lights, radiator.

Outside

Well maintained communal courtyard area with seating for residents use and enjoyment.

Parking

Allocated secure parking space accessed via automated garage doors.

Local Authority

Norwich City Council - Tax Band B

Tenure

Leasehold

Term: 250 years from 01 January 2006

Service Charge: £3792pa

Ground Rent: £275pa

Utilities

Broadband: Fibre to Property

Mains water and communal heating.

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.

Agents Note

Please note that no pets or holiday lets are allowed


Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	81	82
(69-80) C		
(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	

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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.