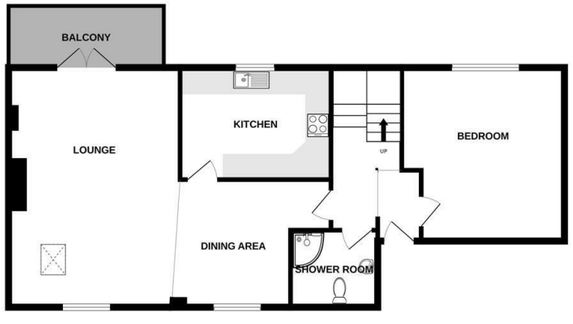
Head Office 32 Prince of Wales Rd,
Norfolk NR1 1LG
01603764444 | sales@gilsonbailey.co.uk

2ND FLOOR



3RD FLOOR



NR3 3AE

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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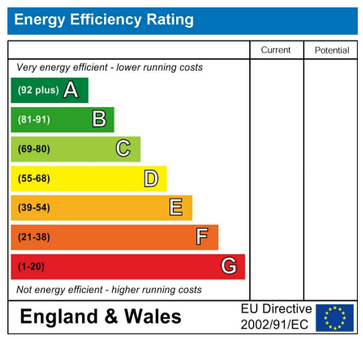

Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and as so cannot verify that they are in working order or fit for their purpose. Gilson Bailey cannot guarantee the accuracy of the information provided. This is provided as a guide to the property and an inspection of the property is recommended.

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5 Scholars Court Oak Street I I Norwich I NR3 3AE

£500,000

** SIMPLY STUNNING AND RARELY AVAILABLE 1550 SQFT SHARE OF FREEHOLD DUPLEX APARTMENT OFFERING CHARACTER AND MODERN CHARM ** Gilson Bailey are delighted to offer this beautifully presented and exceptionally spacious, three bedroom duplex apartment, occupying a wonderful position within an attractive Grade II listed building, pleasantly tucked away in Norwich City Centre. Combining an abundance of original period features with stylish contemporary living yet also providing quiet and peaceful living. This truly impressive property offers a rare opportunity to enjoy elegant and versatile accommodation in a highly desirable central location. Presented in excellent condition throughout, the apartment is accessed via secure intercom entry and comprises a welcoming private entrance hall leading into a stunning open-plan lounge/diner, providing a magnificent space for relaxing and entertaining, complete with access to a private balcony. The accommodation continues with a modern fitted kitchen, a large bedroom which could alternatively be used as an additional reception room, and a contemporary bathroom. On the upper floor, there are two further spacious bedrooms off landing, with bedroom one enjoying the added luxury of a modern en-suite bathroom and a charming internal balcony overlooking the impressive lounge below, creating a particularly striking feature. Outside, the development benefits from secure electric gated access, an attractive communal courtyard garden and one valuable off-road parking space, a fantastic advantage for such a central location. Further benefits include gas heating, beautiful original features and a wonderful blend of period charm, modern comforts with beautiful views of Norwich throughout. Combining generous duplex accommodation, three bedrooms, impressive architectural character, balcony spaces and secure parking within a landmark Grade II listed setting, this exceptional apartment offers a truly unique opportunity for stylish City Centre living

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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/diner, bedroom/reception, shower room and stairs to next floor.

Lounge/Diner 27'8" x 20'4"
Two windows, two radiators, double doors to balcony, wood burner.

Kitchen 12'4" x 9'0"
Fitted wall and base units with worktops over, sink and drainer, fitted hob and oven, integrated fridge/freezer, washing machine and dishwasher, window.

Bathroom 7'4" x 6'6"
Shower cubicle, low level WC, hand wash basin, heated towel rail.

Bedroom Three/Reception 14'7" x 14'3"
Window, radiator.

Landing
Doors to two bedrooms.









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Bedroom One 17'4" x 12'3"
Two velux windows, radiator, window, access to internal balcony with storage.

En-Suite 7'11" x 5'2"
Shower cubicle, low level WC, hand wash basin, heated towel rail, window.

Bedroom Two 12'9" x 12'7"
Two windows, radiator, cupboard.

Outside
Private communal courtyard garden and one off road parking space.

Local Authority
Norwich City Council, Tax Band D.

Tenure
Share of Freehold
Service Charge: £1800 per annum
Ground Rent: N/A

Please Note the EPC is due to be assessed in the coming week, and has the benefit of secondary glazing being added to most of the windows.

Utilities
Fibre to the property.
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.









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