5 St. Augustines Gate I I Norwich I NR3 3BE

Price Guide £150,000

GUIDE PRICE: £150,000 - £160,000 **WITHIN SHORT WALKING DISTANCE OF THE CITY CENTRE** Gilson Bailey are delighted to present this spacious and beautifully presented two-bedroom apartment, ideally located in the ever-popular NR3 area of Norwich. The accommodation boasts a generous entrance hall, two well-proportioned double bedrooms and an impressive 24' open-plan lounge/diner with a sleek modern kitchen, followed by a contemporary bathroom, creating stylish and versatile living space throughout. Outside, the property benefits from an allocated parking space and secure intercom entry. Additional features include double glazing, electric heating and excellent condition throughout, making this an ideal first-time purchase or a strong buy-to-let investment. Early viewing is highly recommended to fully appreciate the size, presentation and desirable location on offer.

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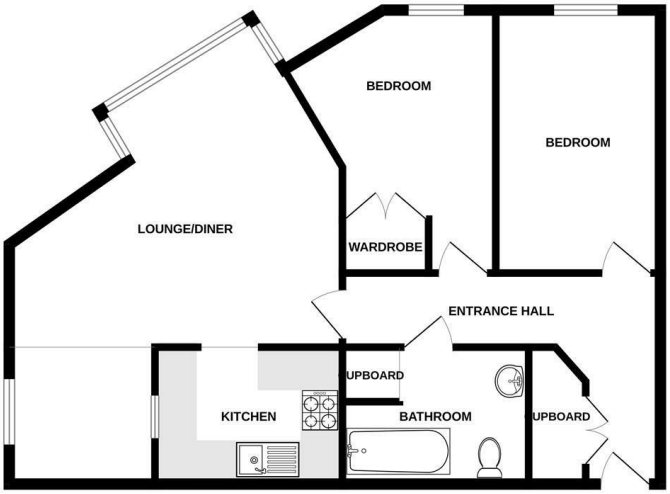
FIRST FLOOR



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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Location
The popular NR3 area of Norwich provides a good range of local amenities to include schooling, shops, supermarkets, pubs and restaurants. There are good public transport links to and from the city centre with ease of access to the Norwich Ring Road, Norwich Airport and NDR

Accommodation Comprises
Secure intercom entry with staircase to first floor. Front door to:

Entrance Hall
Doors to lounge/diner, two bedrooms, bathroom and large storage cupboard..

Lounge/Diner 24'6" x 16'6"
Double glazed windows to front, two radiators.

Kitchen 9'8" x 7'2"
Fitted wall and base units with work tops over, sink and drainer, four ring gas hob with extractor over, fitted oven, integrated fridge/freezer, space for washing machine.

Bedroom One 13'8" x 12'6"
Double glazed window to front, radiator, built-in wardrobes.

Bedroom Two 13'8" x 8'10"
Double glazed window to front, radiator.

Bathroom 8'11" x 7'2"
Panelled bath with shower over, low level WC, hand wash basin, heated towel rail, extractor fan.

Outside
One off road parking space.

Local Authority
Norwich City Council, Tax Band B.

Tenure
Leasehold - Term 125 years from 1 March 2003. Please note ground rent is £150 per annum and service/maintenance charges are £149.35 per month. For further information, please contact the office.

Utilities
Full fibre broadband available.
Mains electric and water.

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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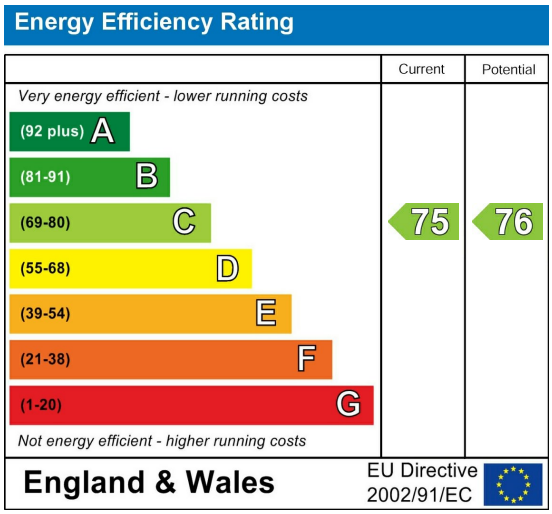

Local Authority

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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