



13 Stuart Gardens St. Faiths Lane | | Norwich | NR1 1JG

Guide Price £130,000

****GUIDE PRICE £130,000 - £140,000**** Gilson Bailey are delighted to offer this superb two-bedroom first-floor apartment, ideally positioned in the heart of the city. Offering well-presented accommodation, private parking and communal gardens, this property is an excellent opportunity for first-time buyers or investors alike.

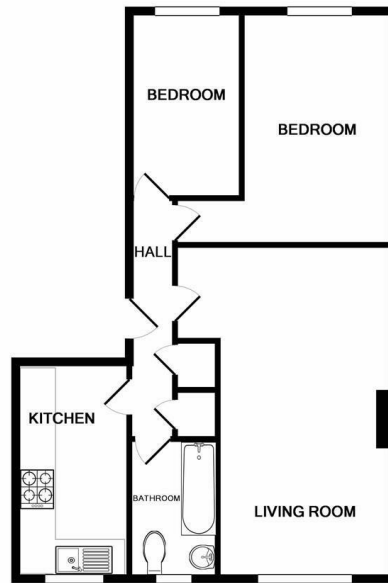
Perfectly located just a few minutes' walk from the railway station and the city centre, the apartment enjoys the convenience of having shops, restaurants, bars and excellent transport links close at hand, whilst being quietly tucked away from the hustle and bustle.

The accommodation comprises a secure communal entrance leading to a private entrance hall with useful storage. The spacious living/dining room provides an excellent space for both relaxing and entertaining, while the modern fitted kitchen comes equipped with appliances.

There are two bedrooms, including a generous master double bedroom and a second single bedroom. A bathroom with a shower over the bath completes the accommodation.

Further benefits include gas central heating with a new boiler installed in 2025, communal gardens and a secure allocated private parking space.





TOTAL APPROX. FLOOR AREA 547 SQ.FT. (50.8 SQ.M.)

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

Entrance Hall

Private entrance hall accessed via secure communal entrance. Storage cupboard & airing cupboard, entryphone, radiator, doors to all rooms.

Living/Dining Room 19'0" x 14'5"

Feature wall mounted fire place, radiator and UPVC window.

Kitchen 9'10" x 6'2"

Wall and base units with work surface over. Integrated appliances including gas hob, cooker hood, electric oven, washing machine and integrated fridge.

Bedroom One 13'5" x 6'10"

UPVC window and radiator.

Bedroom Two 10'2" x 6'10"

UPVC and radiator.

Bathroom

Bath with shower over, Low Level WC and hand wash basin. Frosted UPVC window.

Outside

Well maintained communal garden and one private secure parking space accessed via locked gates.

Local Authority

Norwich City Council - Tax Band B

Tenure

Leasehold

Term: 189 years beginning on and including 1 July 1984

Service Charge: £588 half yearly.

Ground Rent : Peppercorn

Utilities

Superfast Broadband

Mains water, gas and electricity.

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) A		
(81-91) B		
(69-80) C	79	79
(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

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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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