



**9 St. Michael-At-Pleas | | Norwich | NR3 1EP**

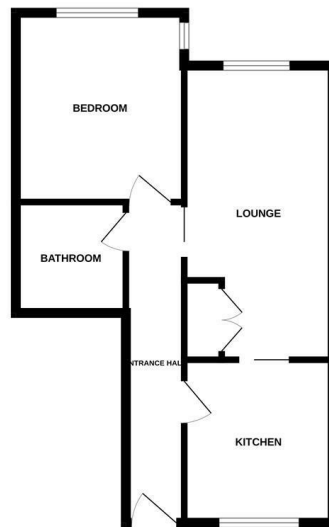
**Offers In Excess Of £120,000**

**\*\*OFFERED WITH NO ONWARD CHAIN WITH A GARAGE \*\*** Gilson Bailey are delighted to present this one-bedroom ground floor flat, perfectly positioned within a peaceful gated development right in the heart of Norwich City Centre. The accommodation comprises an entrance hall, lounge, kitchen, double bedroom and bathroom, offering a practical layout with plenty of scope for improvement. Outside, residents benefit from well-maintained communal grounds and the rare advantage of a private garage. The property features double glazing, gas central heating and is offered with no onward chain. Whilst in need of modernisation throughout, this flat represents a fantastic opportunity for first-time buyers eager to put their own stamp on a home, or investors seeking a project with excellent potential. Early viewing is highly recommended to fully appreciate the value on offer.





GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of areas, volumes, floors and any other details are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, fixtures and appliances shown here are not to be taken as a guarantee as to their operation or efficiency and are for general information only.

### 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

Front door to:

#### Entrance Hall

Doors to lounge, kitchen, bedroom and bathroom.

#### Lounge 17'7" x 9'1"

#### Kitchen 9'1" x 8'10"

#### Bedroom 11'1" x 10'1"

#### Bathroom 6'7" x 5'6"

#### Outside

Well maintained communal grounds and a garage.

#### Local Authority

Norwich City Council, Tax Band B.

#### Tenure


Leasehold – Term from and including 5 January 2016 up to and including 31 July 2013. Please note ground rent is not payable and service/maintenance charges are £1400 per annum. For further information, please contact the office.

#### Utilities

Fibre to the cabinet broadband available.  
Mains water and electric.



#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>68</b>	<b>78</b>
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

#### Local Authority

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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.

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