



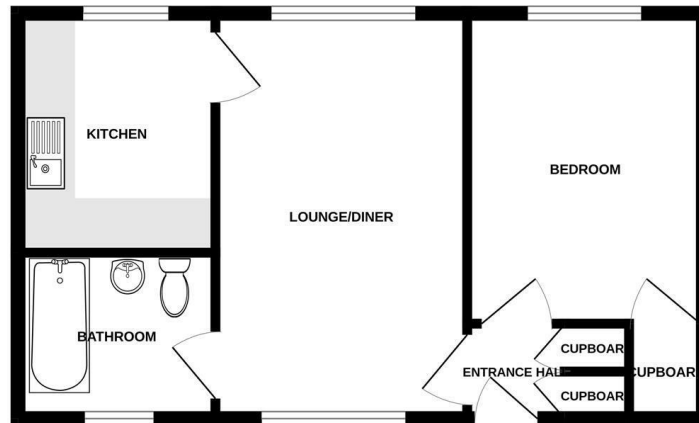
**63 William Mear Gardens | | Norwich | NR1 4PE**

## Offers In Excess Of £100,000

**\*\*OFFERED WITH NO ONWARD CHAIN \*\*** Gilson Bailey are delighted to offer this well-presented one-bedroom ground floor flat, quietly tucked away within the highly sought-after area of Thorpe Hamlet. The accommodation comprises an entrance hall, spacious lounge/diner, fitted kitchen, generous bedroom, and bathroom. Externally, residents benefit from access to a communal garden and a residents' car park available on a first come, first served basis. Further advantages include double glazing, gas central heating, and the added benefit of no onward chain. This appealing property would make an ideal first-time purchase or a fantastic buy-to-let investment, and early viewing is strongly recommended.



## GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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.  
Made with Metropix iC526

### Location

Thorpe Hamlet, lies just to the east of Norwich City centre within walking distance to the railway station and Riverside development (offering restaurants, bars, cinema and gym). There is great access into the City centre itself, riverside walks, Mousehold Heath and A47 Southern Bypass.

### Accommodation Comprises

Front door to:

#### Entrance Hall

Doors to lounge/diner and bedroom.

#### Lounge/Diner 16'2" x 9'11"

Two double glazed windows, radiator.

#### Kitchen 9'6" x 7'10"

Fitted wall and base units with worktops over, sink and drainer, space for cooker, fridge/freezer, washing machine and dishwasher, double glazed window.

#### Bedroom 11'10" x 9'1"

Double glazed window, radiator, cupboard.

#### Bathroom 7'3" x 6'0"

Panelled bath with shower over, low level WC, hand wash basin, radiator, frosted double glazed window.

### Outside

Communal paved garden with a secure gate and further lawned communal gardens, residents car park and on street parking.

### Local Authority

Norwich City Council, Tax Band A.

### Tenure

Leasehold – 125 years from 3 July 1989. Please note service/maintenance charges are £348.30 per annum and ground rent is £10 per annum. For further information, please contact the office.

### Utilities

Fibre to the cabinet broadband.  
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.



### 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>                            |                            | <b>73</b>                                                                           |
| (55-68) <b>D</b>                            |                            |                                                                                     |
| (39-54) <b>E</b>                            | <b>40</b>                  |                                                                                     |
| (21-38) <b>F</b>                            |                            |                                                                                     |
| (1-20) <b>G</b>                             |                            |                                                                                     |
| Not energy efficient - higher running costs |                            |                                                                                     |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |  |

### Local Authority

Norwich City Council, Tax Band A

### 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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