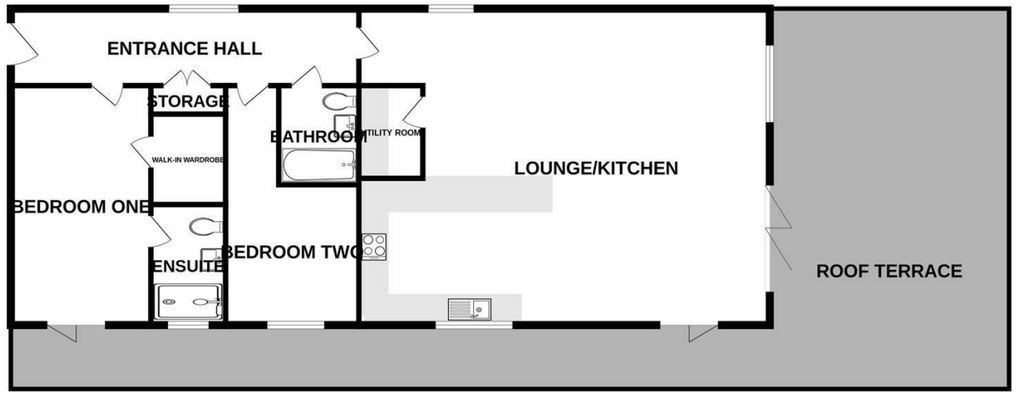
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PENTHOUSE



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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131 Conisford Court I I Norwich I NR1 1PR

Guide Price £475,000

GUIDE PRICE £475,000 - £500,000 WOW FACTOR PENTHOUSE WITH NO ONWARD CHAIN Gilson Bailey are delighted to offer this exceptional and luxurious, two double bedroom, two bathroom penthouse apartment, occupying a prestigious position within a landmark building in the very heart of Norwich City Centre. Offering an outstanding combination of contemporary elegance, generous living space and breath taking panoramic views, this truly impressive residence is perfectly positioned within easy reach of the City's excellent shopping, dining and entertainment facilities, as well as being just a short walk from Norwich train station. Accessed via an impressive communal lobby with concierge service and lift access, the apartment opens into a welcoming private entrance hall leading to a magnificent triple-aspect living area, flooded with natural light and providing a superb space for relaxing and entertaining, with doors opening directly onto a stunning private roof terrace boasting spectacular panoramic views across the City, creating an exceptional setting for alfresco dining or simply enjoying the surroundings. The accommodation continues with a superb fitted kitchen with granite worktops, useful separate utility room, two generously proportioned double bedrooms and a luxurious family bathroom, with the impressive main bedroom benefiting from its own stylish en-suite shower room. Outside, the property enjoys the considerable advantage of two covered and secure parking spaces complete with an electric vehicle charging point, a particularly rare and valuable feature for such a central location. Further benefits include underfloor heating and double glazing. Combining luxurious interiors, a spectacular roof terrace, exceptional views, concierge facilities and secure parking, this outstanding penthouse offers a rare opportunity to enjoy executive City Centre living at its finest, so be quick to book a viewing.

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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.

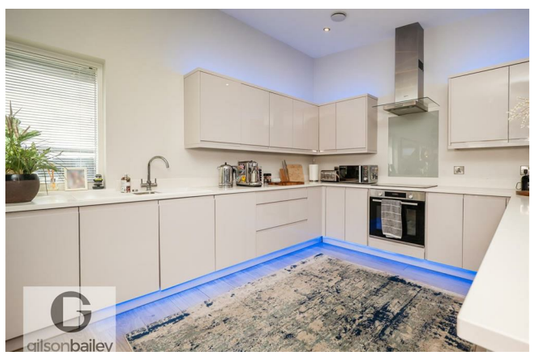
Entrance Hall
Private entrance hall accessed via secure communal entrance lobby with lift access. Tiled floor, inset spot lights, built in storage cupboard and entry-phone.

Lounge/Kitchen 26'6" x 22'11"
Very impressive 26ft long main living room, triple aspect windows and glazed bifold doors to balcony. Superb lighting, laminate flooring, underfloor heating. Modern kitchen with ample storage and work surface, appliances include electric hob, oven, dishwasher, fridge, freezer and wine cooler. Tiled floor, inset spot lights.

Utility Room
Separate utility room, further work surface, space and plumbing for appliances. Tiled floor.

Bedroom One 17'4" x 10'2"
Large double bedroom, glazed doors to balcony, walk in wardrobe, under floor heating, and door to en-suite shower room.



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En-Suite
Luxury shower room comprising double sized shower cubicle, WC and wash basin. Heated towel rail, inset spotlights, extensive tiling and frosted window.

Bedroom Two 9'10" x 9'2"
Second double bedroom, underfloor heating and front aspect window.

Bathroom
Luxury main bathroom, suite in white comprising bath with shower over, WC and wash basin. Heated towel rail, illuminated mirror front medicine chest, inset spot lights, extensive tiling and underfloor heating.

Balcony
Simply stunning wrap around private balcony with far reaching panoramic views.

Parking
Two covered allocated parking spaces accessed via automated secure gates. Electric car charging point.

Local Authority
Norwich City Council - Tax Band E

Tenure
Leasehold
Term: 125 years (less 6 days) from and including 24 April 2018.
Service Charge: £4500 per annum
Ground Rent: £300 per annum

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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