



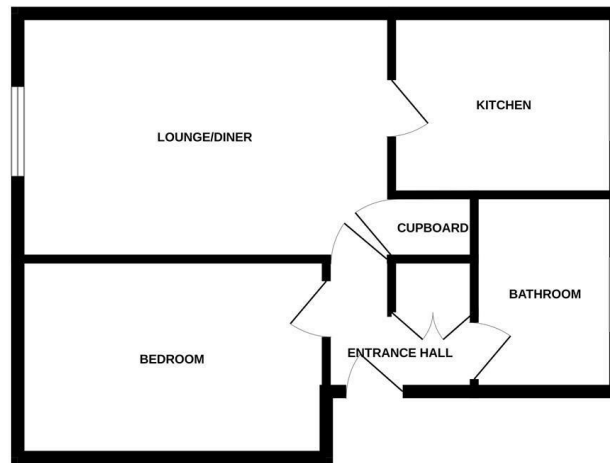
17 Wilson Road | | Norwich | NR1 1YP

## Offers In Excess Of £140,000

**\*\*SPACIOUS FLAT WITH OFF ROAD PARKING\*\*** Gilson Bailey are delighted to present this stunning and exceptionally spacious larger-than-average one-bedroom second-floor apartment, ideally positioned within the highly sought-after Thorpe Park development, just a short walk from the City Centre. Accessed via secure intercom entry, the accommodation offers a private entrance hall, impressive lounge/diner filled with natural light, modern fitted kitchen, generous bedroom and a beautifully appointed bathroom. Externally, the property benefits from an allocated parking space and well-maintained communal gardens. With double glazing, gas central heating, a large loft space and presented in excellent condition throughout, this superb apartment would make an ideal first-time purchase or buy-to-let investment. Early viewing is highly recommended to fully appreciate the size, quality and prime location on offer.



## SECOND FLOOR



While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floors, windows, doors 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 condition or efficacy is made for them.  
Made with Metropac (2020) in green.

### Location

Wilson Road is situated close by to many local amenities including schooling, popular pubs, restaurants, Riverside Development and is within walking distance to the City Centre. There is ease of access to the Norwich Ring Road and A47 southern bypass.

### Accommodation Comprises

Secure intercom entry with stairs to second floor. Front door to:

#### Entrance Hall

Doors to lounge/diner, bedroom and bathroom.

#### Lounge/Diner 16'5" x 10'7"

Double glazed window, radiator, storage cupboard.

#### Kitchen 10'5" x 7'7"

Fitted wall and base units with worktops over, sink and drainer, fitted hob and oven, space for washing machine, integrated fridge/freezer, double glazed window.

#### Bedroom 13'5" x 8'8"

Double glazed window, radiator.

#### Bathroom 6'5" x 5'8"

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

### Outside

One off road parking space and well maintained communal gardens.

### Local Authority

Norwich City Council Tax Band A.

### Tenure

Leasehold - Term 125 years from 24 June 1988. Share of Freehold. Please note ground rent is N/A and service charge is £552 every 6 months. For further information, please contact the office.


### 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.


**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>75</b>	<b>76</b>
(55-68) <b>D</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**

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.