



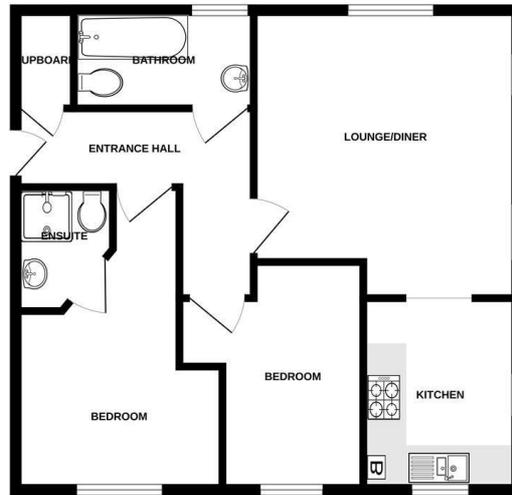
23 Southalls Way | | Norwich | NR3 4SA

Offers In Excess Of £145,000

****EXCELLENT FIRST TIME PURCHASE**** Gilson Bailey are thrilled to present this stunning modern two-bedroom first floor apartment, situated in the highly sought after NR3 area of Norwich perfectly blending contemporary style with everyday comfort. Boasting a bright dual-aspect open-plan lounge/diner, a sleek fitted kitchen, bathroom and two bedrooms including a luxurious ensuite to the main, this home exudes light, space, and elegance throughout. Finished to a superb standard and benefiting from UPVC double glazing, gas central heating, and immaculately kept communal gardens, this property is ideal for those seeking modern living in a convenient and peaceful setting. With allocated parking and visitor spaces, this exceptional apartment is ready to move straight into – the perfect place to relax, entertain, and call home.



FIRST FLOOR



While every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of walls, windows, doors and all other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used in conjunction with any prospective purchase. The services, systems and appliances shown here are not intended as a guarantee as to their operation or whether such can be given. Made with Floorplan 12/05

Location

The popular NR3 area of Norwich provides a good range of local amenities to include schooling, shops, supermarkets, pubs and restaurants. There are good public transport links to and from the City centre with ease of access to the Norwich Ring Road and NDR.

Accommodation Comprises

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

Private Hallway

Doors to bedrooms one and two, bathroom and lounge/diner.

Lounge/Diner 13'3" x 14'6"

Three UPVC double glazed windows giving dual aspect. Two radiators, wood laminate floor. Opening to kitchen.

Kitchen 10'1" x 7'8"

Two UPVC double glazed windows giving dual aspect, quality range of wall and base units, stainless steel single sink and drainer, stainless steel fitted oven and hob with extractor, space for washing machine, free standing fridge/freezer and dishwasher. Wall mounted gas boiler.

Bedroom One 12'0" x 10'5"

UPVC double glazed window, radiator, wood laminate floor, door to ensuite.

En-Suite

Three piece suite comprising low level wc, wash basin, corner tiled shower cubicle, radiator.

Bedroom Two 11'10" x 8'11"

UPVC double glazed window, radiator.

Bathroom

Three piece suite comprising low level wc, pedestal hand wash basin, panelled bath with glazed shower screen, electric shower over, tiling, frosted UPC double glazed window, radiator, laminate floor.

Outside

Communal gardens and one allocated parking space.

Local Authority

Norwich City Council, Tax Band B.

Tenure

Leasehold - Term 125 years from 1 January 2007. Please note ground rent is £389.32 per annum and service/maintenance charges are £178.72 per month. For further information, please contact the office.

Utilities

Cable broadband available.
Mains gas, water and electric.


Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	78
(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	

Local Authority

Norwich City Council, Tax Band B

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.

<https://www.gilsonbailey.co.uk>
 01603764444