



33 Wessex Street | | Norwich | NR2 2TJ

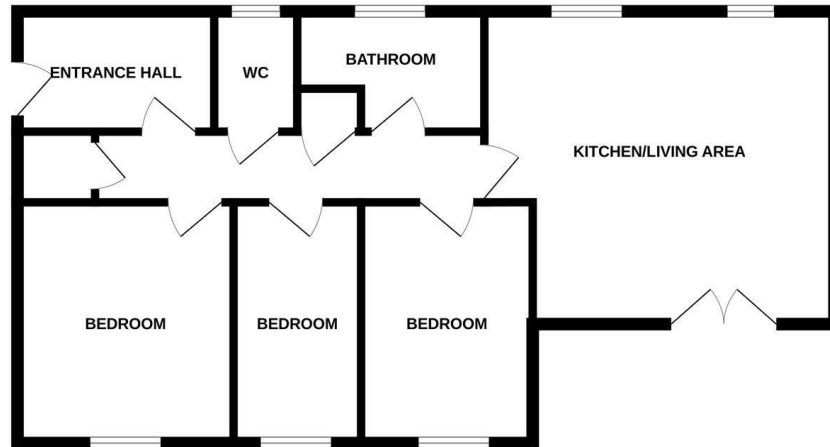
£52,500

****25% SHARED OWNERSHIP**** Gilson Bailey are delighted to offer this well-presented three-bedroom second-floor apartment, quietly tucked away to the west of Norwich and ideally positioned within easy walking distance of the City Centre. Offering spacious and versatile accommodation, the property is accessed via a secure intercom entry system and comprises a welcoming entrance hall, a bright kitchen/living area, three well-proportioned bedrooms, a bathroom and a separate WC. Outside, residents can enjoy well-maintained communal gardens, a useful bike store and residents' parking available on a first-come, first-served basis. Further benefits include double glazing, gas central heating and the added advantage of being offered with no onward chain. Combining generous accommodation with a highly convenient location close to the vibrant City Centre, local amenities and excellent transport links, this superb apartment would make an ideal first-time purchase or investment opportunity. Early viewing is highly recommended to fully appreciate everything this fantastic property has to offer.

Please note the 25% share reflects a full market price of £210,000 and the monthly rent payable is £477.52 per month.



SECOND FLOOR



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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Location

Wessex Street is located close by to many local amenities including schooling, popular local shops, pubs, restaurants, supermarkets and is within walking distance to the City Centre. There is also good access to the University of East Anglia and the Norfolk and Norwich University Hospital.

Accommodation Comprises

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

Entrance Hall

Doors to kitchen/living area, three bedrooms, bathroom and WC.

Kitchen/Living Area 16'4" x 14'7"

Fitted wall and base units with worktops over, sink and drainer, fitted hob and oven, space for fridge/freezer and washing machine, two double glazed windows, doors to Juliet balcony, radiator.

Bedroom One 11'3" x 10'0"

Double glazed window, radiator.

Bedroom Two 11'3" x 7'10"

Double glazed window, radiator.

Bedroom Three 11'3" x 5'10"

Double glazed window, radiator.

Bathroom 8'9" x 5'7"

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

WC 5'2" x 3'11"

Low level WC, hand wash basin, radiator, frosted double glazed window.

Outside

Communal gardens, bike store and residents parking on a first come first serve basis.

Local Authority

Norwich City Council, Tax Band B.

Tenure

Leasehold

Term: 99 Years from 01 November 2007

Rent £477.52

Service charge £18.46

Sinking fund £11.16

Buildings insurance £20.46

Admin fee £6.47

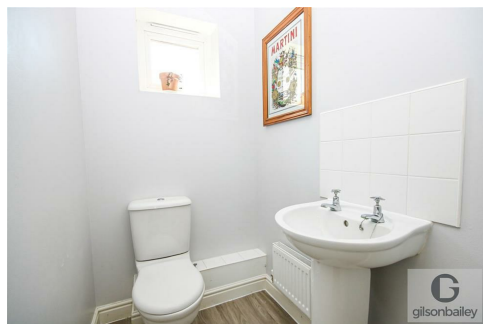
Utilities

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) A		
(81-91) B		
(69-80) C	79	79
(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.

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01603764444