



**25 Trafalgar Street | | Norwich | NR1 3HW**

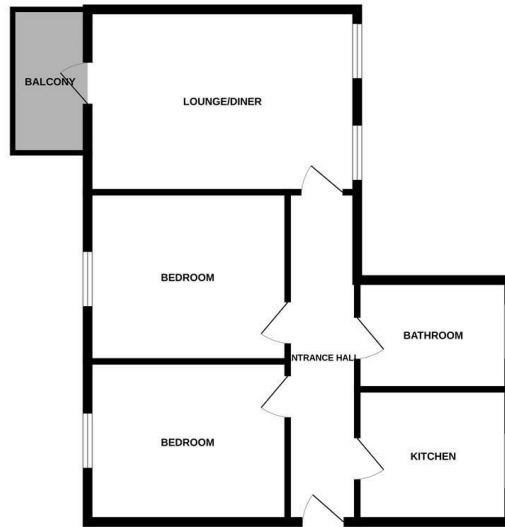
**Offers In Excess Of £150,000**

**\*\*WALKING DISTANCE TO THE CITY CENTRE\*\*** Gilson Bailey are delighted to offer this superbly presented, two bedroom first floor flat, ideally positioned to the south of Norwich and conveniently located within walking distance of Norwich City Centre, making it perfectly suited to those looking to enjoy everything the Fine City has to offer. Offering bright, spacious and well maintained accommodation throughout, the property comprises secure intercom entry, a private entrance hall, generous lounge/diner with access onto its own balcony, fitted kitchen, two good sized bedrooms and a stylish modern bathroom. Outside, permit parking is available, while further benefits include double glazing, gas heating and excellent condition throughout, allowing the new owner to move straight in and enjoy. Combining comfortable modern living with a highly convenient location close to the City Centre and its fantastic selection of shops, restaurants, cafés and amenities, this wonderful flat would make an excellent first time purchase or superb buy-to-let investment, so be quick to book a viewing.





FIRST FLOOR



We have every attempt to ensure the accuracy of the floorplans contained here, measurements of walls, windows, doors and any other items are approximate and not responsible to any one person in this statement. This plan is for illustrative purposes only and should be used as such to any prospective purchaser. The services, systems and appliances shown here are not shown and are guaranteed as to their condition or efficiency only be given. Made with Floorplans 12/2025

### Location

The favoured south city of Norwich offers good access to and from the City centre along with popular local amenities to include schooling, shops, supermarkets, pubs and restaurants. There is ease of access to Norwich Bus station, Chapelfield Gardens, University of East Anglia, Norfolk and Norwich University Hospital, A11 and the A47 southern bypass.

### Accommodation Comprises

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

#### Entrance Hall

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

#### Lounge/Diner 16'4" x 11'1"

Two double glazed windows, radiator, door to balcony.

#### Kitchen 9'2" x 7'11"

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

#### Bathroom 9'1" x 6'7"

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

#### Bedroom One 12'2" x 9'8"

Double glazed window, radiator.

#### Bedroom Two 12'2" x 10'2"

Double glazed window, radiator.

### Local Authority

Norwich City Council, Tax Band A.

### Tenure

Leasehold

125 years from the 25 July 2016

Service charge was £325.73 in 2024 and £621.03 in 2025

Ground rent £10 per annum

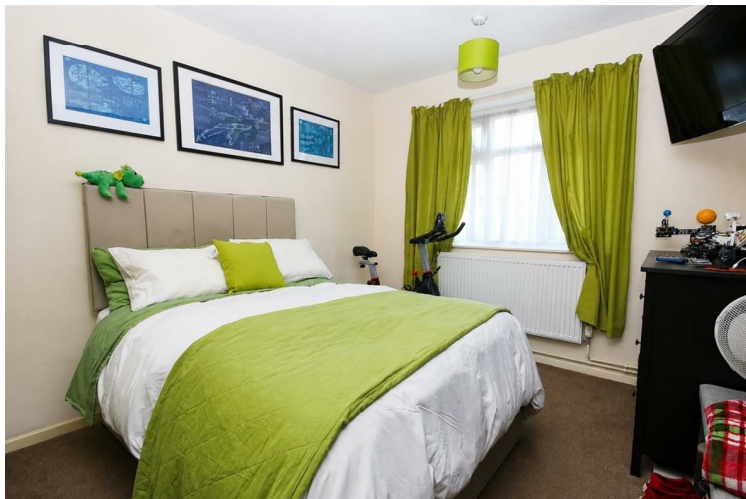
### Utilities

Cable 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>75</b>                  | <b>77</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<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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