



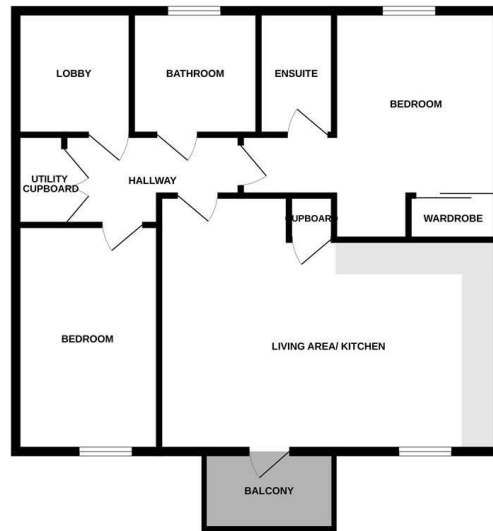
87 Printworks Drive | St James Quay | Norwich | NR3 1FN

Guide Price £300,000

**** STUNNING MODERN APARTMENT IN A SOUGHT AFTER LOCATION **** Gilson Bailey are delighted to offer this WELL PRESENTED, SPACIOUS, TWO BEDROOM APARTMENT, situated on the edge of Norwich City Centre within the prestigious Saint James's Quay development, just North of the Cathedral. This stunning apartment offers modern living in a historic setting, with the accommodation comprising secure intercom entry, private entrance hall, open plan kitchen/living area with a balcony, TWO BEDROOMS and a bathroom with bedroom one having an EN-SUITE SHOWER ROOM and built in wardrobe. Outside residents enjoy access to beautifully maintained communal gardens, which incorporate sections of the City's medieval City wall. With plenty of peaceful seating areas, the grounds offer a tranquil escape, as well as the added bonus of **ALLOCATED PARKING FOR 2 CARS**. The apartment also benefits from double glazing, underfloor heating, and would suit a wide array of buyers so be quick to book a viewing.



GROUND FLOOR



While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floors, ceilings, rooms and any other parts are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used on such to any prospective purchaser. The services, fixtures and appliances shown have not been tested and no guarantee is given to their availability or efficiency. Color not to scale. Made with Merge CAD.

Location

St James Quay is a brand new urban community that combines modern architecture with deep rooted heritage in 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 Tomblond, 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.

Accommodation Comprises

Door to

Hallway

Large utility cupboard with plumbing for washing machine and storage space.

Bathroom

Low level WC, vanity wash basin, bath with shower over, heated towel rail.

Bedroom One 13'6" x 10'2" plus walkway

Large window, fitted wardrobe.

En-suite

Low level WC, wash basin, walk in shower cubicle, heated towel rail.

Bedroom Two 12'11" x 9'2"

Large window.

Kitchen/Living Area 21'4" x 14'2" max

Storage cupboard, door to balcony and large window, quality fitted wall and base units with worktops over. 1 and a half sink and drainer, built in cooker with 4 ring hob, built in microwave, built in dishwasher and fridge freezer.

Outside

Beautifully maintained communal areas, and off road parking for 2 cars.

Local Authority

Norwich City Council - Tax Band C

Tenure

Leasehold

Term: 250 years less 3 days commencing on and including 17 January 2020

Service Charge: £200 per month

Utilities

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	85	85
(69-80) C		
(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 C

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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