







54 Trafalgar Street I I Norwich I NR1 3HN

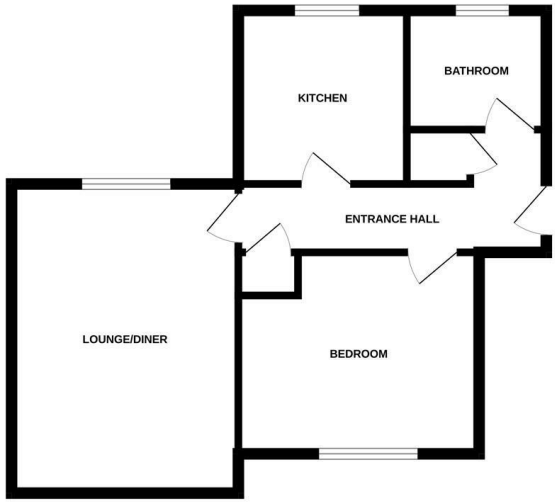
Guide Price £120,000

GUIDE PRICE £120,000 - £125,000 GROUND FLOOR FLAT OFFERED WITH NO ONWARD CHAIN Gilson Bailey are delighted to offer this well-presented and attractive, one bedroom ground floor flat, conveniently situated to the south of Norwich within easy walking distance of the City Centre and offered with the significant advantage of no onward chain. Providing comfortable and well-planned accommodation, this appealing property presents a fantastic opportunity for first-time buyers looking to get onto the property ladder in a convenient and desirable location, with an excellent range of shops, restaurants, cafés and local amenities within easy reach. The accommodation comprises a welcoming entrance hall leading into a spacious and inviting lounge/diner, providing a lovely space for relaxing, dining and entertaining, alongside a fitted kitchen, well-proportioned bedroom and bathroom. Outside, the property enjoys the added benefit of a garden space to the front, offering a pleasant area to enjoy the outdoors, together with a useful storage shed providing valuable additional space. On-road permit parking is also available, adding further convenience for residents. Further benefits include double glazing and gas heating. Combining comfortable ground floor accommodation, useful outside space, practical storage and a fantastic location within walking distance of Norwich City Centre, this attractive chain-free flat would make an excellent first-time purchase or investment opportunity, so be quick to book a viewing.

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GROUND 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
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 front door to:

Entrance Hall
Doors to lounge/diner, kitchen, bedroom and bathroom.

Lounge/Diner 16'4" x 11'8"
Double glazed window, radiator.

Kitchen 8'10" x 8'2"
Fitted wall and base units with worktops over, sink and drainer, space for cooker, fridge/freezer and washing machine, double glazed window, boiler.

Bedroom 12'0" x 9'1"
Double glazed window, radiator.

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

Outside
Garden area to the front and a storage shed.

Local Authority
Norwich City Council, Tax Band A.

Tenure
Leasehold
Term: 125 years from 30 March 1995
Service Charge: £300 per annum (variable)
Ground Rent £10 per annum

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.

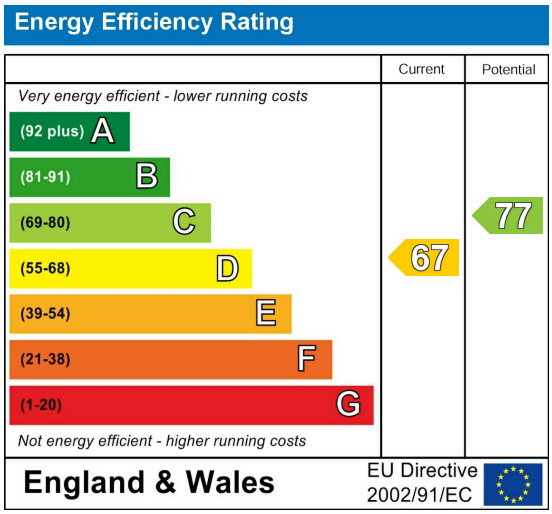
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Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and as so cannot verify that they are in working order or fit for their purpose. Gilson Bailey cannot guarantee the accuracy of the information provided. This is provided as a guide to the property and an inspection of the property is recommended.