



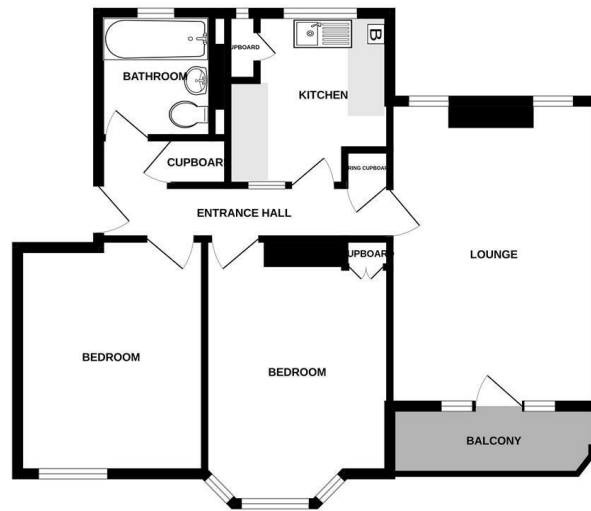
19 Clifton Close | | Norwich | NR2 4JN

Offers In Excess Of £155,000

****SPACIOUS FLAT WITH ITS OWN PRIVATE GARDEN**** Gilson Bailey are delighted to offer with no onward chain, this well-presented, light and airy two-bedroom top floor flat, perfectly positioned within a quiet close to the west of Norwich and within easy walking distance of the City Centre. Beautifully maintained throughout, this spacious apartment offers comfortable and stylish accommodation comprising secure intercom entry, welcoming entrance hall, a bright and generous lounge/diner opening onto a private balcony, fitted kitchen, two large bedrooms and a modern bathroom. Outside, the property further benefits from a substantial private lawned garden along with attractive communal gardens, providing excellent outdoor space rarely found with apartment living there is also permit parking available through the council and a ground floor storage unit located within the building. With double glazing, new gas central heating (new boiler fitted 2026) and excellent condition throughout, this superb home would make an ideal first-time purchase or fantastic buy-to-let investment. Early viewing is highly recommended to fully appreciate the space, location and lifestyle on offer.



SECOND FLOOR
621 sq.ft. (57.7 sq.m.) approx.



TOTAL FLOOR AREA - 621 sq ft. (57.7 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of walls, windows, doors and any 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 as such for any prospective purchase. The services, systems and appliances shown here are not to be taken as a guarantee, as to their condition or whether they will be given. Made with Metropac i2000.

Location

Clifton Close is situated close by to many local amenities including schooling, popular local shops, pubs, restaurants and supermarkets and has great public transport links to and from the City centre. There is also good access to the Norwich Ring Road, Norfolk and Norwich University Hospital and the University of East Anglia.

Accommodation Comprises

Secure intercom entry with stairs to the top floor. Front door to:

Entrance Hall

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

Lounge/Diner 16'4" x 11'2"

Two double glazed windows, radiator, door to balcony.

Kitchen 9'2" x 8'5"

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

Bedroom One 12'7" x 9'11"

Double glazed window, radiator, built in wardrobe.

Bedroom Two 12'7" x 10'0"

Double glazed window, radiator.

Bathroom 6'7" x 5'11"

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

Outside

Private lawned garden enclosed by hedging and fencing and large communal gardens.

Local Authority

Norwich City Council, Tax Band A.

Tenure

Leasehold - 125 years from 10 November 1997. Please note service/maintenance charges are £300-£500 per annum and ground rent is £10 per annum. For further information please contact the office.


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		75
(55-68) D		
(39-54) E	49	
(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 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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