



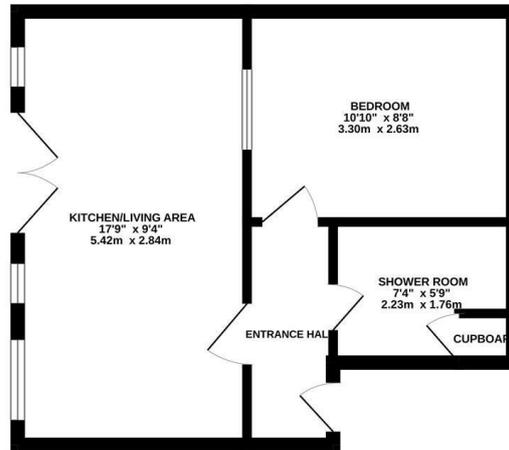
## Flat 11, 57 Aldwych House Bethel Street | | Norwich LN2 1NW

### Price Guide £135,000

**\*\*MODERN APARTMENT OFFERED WITH NO ONWARD CHAIN\*\*** Gilson Bailey are delighted to offer this WELL PRESENTED, ONE BEDROOM, GROUND FLOOR FLAT situated in the heart of the City Centre. Accommodation comprising secure intercom entry, entrance hall, kitchen/living area, bedroom and shower room. The apartment benefits from double glazing, electric heating, NO ONWARD CHAIN and is in excellent condition throughout. The property would make a great first time purchase or buy-to-let investment so be quick to book a viewing.



## GROUND FLOOR



While every attempt has been made to ensure the accuracy of the description contained here, measurements of floor, window, doors 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 not be used as such by any prospective purchaser. The services, fixtures and appliances shown here have not been tested and no guarantee as to their condition or efficiency can be given.  
 Date: 01/01/2019  
 Drawn: 01/01/2019

### Location

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 Tombland, 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

Secure intercom entry. Front door to:

### Entrance Hall

Doors to open plan kitchen/living area, bedroom and shower Room.

### Open Plan Kitchen/Living Area 9'3" x 17'8"

Aluminum double-glazed windows, Aluminum double glazed Bi fold doors, range and wall and base units, fitted oven and hob, integral fridge, oak floor.

### Bedroom 10'11" x 8'4"

Window, electric radiator.

### Shower Room

Low Level WC, hand wash basin, shower cubicle and chrome heated towel rail.

### Local Authority

Norwich City Council - Tax Band A

### Tenure

Leasehold  
 125 years from 01 January 2019  
 Service Charge: £763.95 per annum  
 Ground Rent: £250 per annum


**Energy Efficiency Rating**

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>63</b>	<b>63</b>
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	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.