



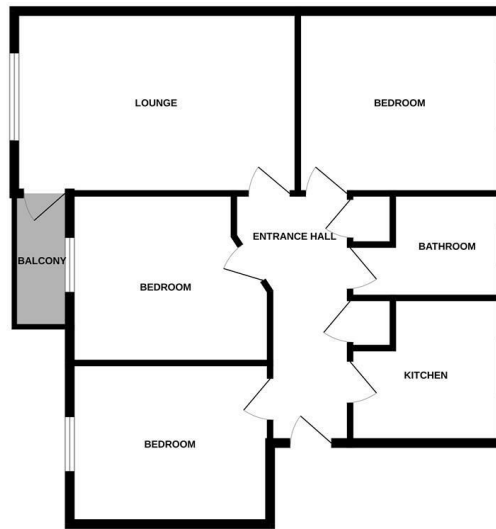
62 Southwell Road | | Norwich | NR1 3HS

Guide Price £170,000

****GUIDE PRICE £170,000 TO £180,000**OFFERED WITH NO ONWARD CHAIN****
Gilson Bailey are delighted to offer this spacious three-bedroom second-floor apartment, ideally located to the south of Norwich and within easy walking distance of the City Centre. Offering light and well-proportioned accommodation throughout, the property features secure intercom entry leading to an entrance hall, a generous lounge with access to a private balcony, a fitted kitchen, three comfortable bedrooms and a bathroom. Externally, the property benefits from permit parking and a useful store shed, adding further practicality. With additional advantages including double glazing, gas central heating and no onward chain, this attractive apartment represents a fantastic opportunity for first-time buyers or buy-to-let investors seeking a well-located home close to the heart of the city.



SECOND FLOOR



Whilst every attempt has been made to ensure the accuracy of the description contained herein, measurement of plots, windows, rooms 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 purchaser. The services, fixtures and appliances shown hereon are based on visual inspection and no guarantee as to their availability or efficiency can be given. Made with Metropack 12/2014

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 second floor. Front door to:

Entrance Hall

Doors to lounge, kitchen, three bedrooms and bathroom.

Lounge 17'3" x 11'0"

Double glazed window, newly fitted fireplace, door to balcony.

Kitchen 9'1" x 7'11"

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

Bedroom One 12'5" x 11'1"

Double glazed window, radiator.

Bedroom Two 12'2" x 10'3"

Double glazed window, radiator.

Bedroom Three 12'2" x 9'9"

Double glazed window, radiator.

Bathroom 9'2" x 6'4"

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

Outside

Permit parking and a store shed.

Local Authority

Norwich City Council, Tax Band A.

Tenure

Leasehold

Term: 125 years from 12 December 1988

Service Charge: £350 per annum

Ground Rent: £10 per annum

Utilities


Fibre to 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	73	74
(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 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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