







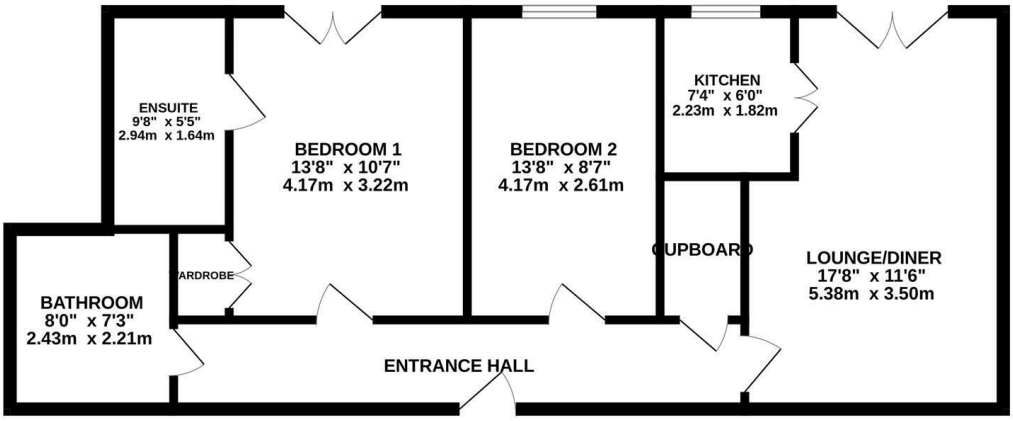
50 Warminger Court Ber Street I I Norwich I NR1 3ED

Guide Price £170,000

GUIDE PRICE £170,000 - £180,000 - THIRD FLOOR TWO-BEDROOM RETIREMENT APARTMENT IN THE HEART OF THE CITY CENTRE IN A LOVELY POSITION OVERLOOKING THE COMMUNAL GARDENS Gilson Bailey are delighted to offer this well presented, Third Floor Two-bedroom retirement apartment built by McCARTHY AND STONE located in Norwich's City Centre opposite John Lewis . Accommodation comprising, entrance hall, lounge/diner, Kitchen, Two Double Bedrooms, En Suite shower room and Bathroom. . Outside there is a residents/ visitors car park providing ample off-road parking on a first come first serve basis and the flat opens onto the well-kept communal grounds and a patio area. The flat has double glazing, electric heating, and is in good decorative order. There is a on-site manager, 24-hour emergency call system, communal lounge and laundry room Be quick to book a viewing to appreciate the location on offer.

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Norfolk NR1 1LG
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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 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
Hallway Storage cupboard, Doors to Bedrooms One, Two, Lounge/Diner and Bathroom.

Bedroom One 13'1" x 10'7"
UPVC Window to rear, heater, built in mirrored wardrobe, door to

En Suite
Low level WC, hand wash basin, double shower cubicle, heater.

Bedroom Two 13'3" x 8'7"
UPVC window, heater.

Bathroom
Low level WC, hand wash basin, bath with shower over, heater.

Lounge/Diner 17'7" x 11'5"
Patio doors to Juliette Balcony , heater , door to

Kitchen 7'4" x 5'11"
UPVC Window fitted wall and base units with worktops over, single sink and drainer, built in cooker, 4 ring hob, space for fridge freezer.

Outside
Communal lawned areas and patio with well-kept plants and shrubs. Residents parking on a first come first served basis.

Tenure
Leasehold
Term: 125 years from 01 February 2005
Service Charge: £2756.27 half yearly
Ground Rent: £230 half yearly

Local Authority
Norwich City Council - Tax Band C

Utilties
Ultrafast Broadand available.
Main electricity, water and drainage.

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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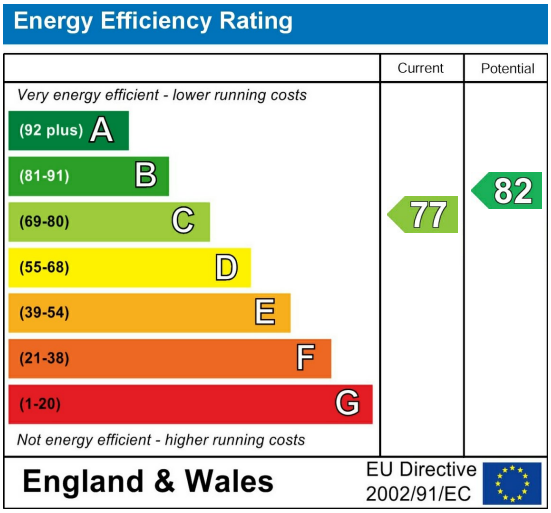
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Local Authority

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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.