25 St. Marys Plain I I Norwich I NR3 3AF

Offers In Excess Of £125,000

** LARGER THAN AVERAGE FLAT WITH A STUDY THAT MUST BE VIEWED **
Gilson Bailey are delighted to offer this spacious and well-proportioned, one bedroom first floor flat OFFERED WITH NO ONWARD CHAIN , ideally situated in the heart of Norwich City Centre and offered with the welcome advantage of no onward chain. Providing more space than you might expect from a one bedroom property, the accommodation comprises an entrance hall, generous lounge, fitted kitchen, a separate study ideal for those working from home, good-sized bedroom and shower room. Outside, residents can enjoy communal gardens, while the property also benefits from its own brick-built storage shed and permit parking. Further benefits include double glazing and gas heating. With its generous accommodation, useful additional study, outside space and convenient City Centre position, this chain-free flat would make a fantastic first-time purchase or buy-to-let investment, so be quick to book a viewing.

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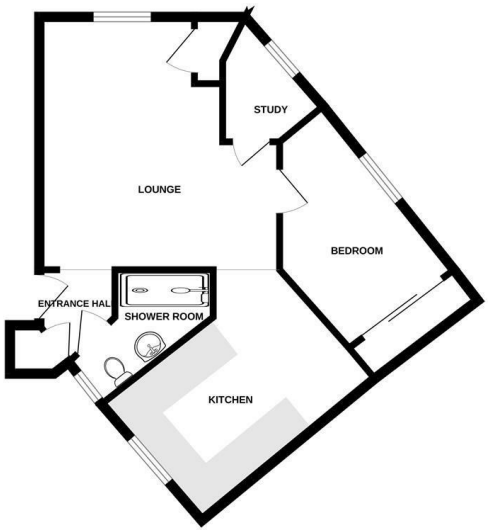
FIRST FLOOR



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
Secure intercom entry with stairs to first floor. Front door to:

Entrance Hall
Doors to lounge and shower room.

Lounge 14'6" x 13'10"
Double glazed window, radiator, cupboard.

Kitchen 11'11" x 8'10"
Fitted wall and base units with worktops over, sink and drainer, fitted hob and oven, integrated dishwasher, space for fridge, freezer and washing machine, double glazed window, radiator.

Study 7'3" x 5'2"
Double glazed window.

Bedroom 12'11" x 8'11"
Double glazed window, radiator, built in wardrobe.

Shower Room 10'0" x 5'11"
Walk-in shower, low level WC, hand wash basin, heated towel rail, frosted double glazed window.

Outside
Communal gardens and a brick built storage shed.

Local Authority
Norwich City Council, Tax Band A.

Tenure
Leasehold
Tenure: 125 years from 5 November 1990
Service Charge - £260 per annum
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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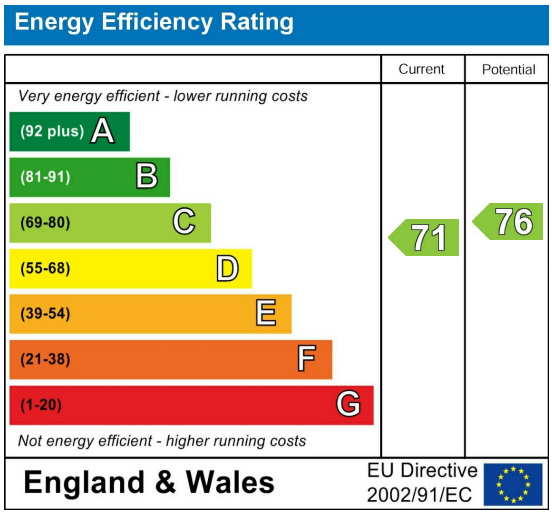

Local Authority

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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