



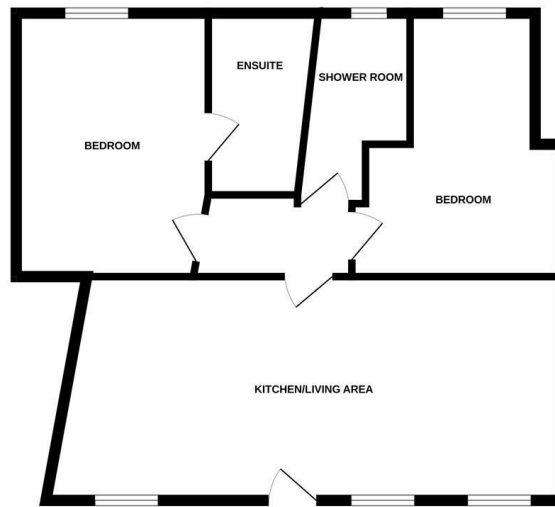
## 2B Millers Lane | | Norwich | NR3 3LU

**£175,000**

**\*\*SPACIOUS GROUND FLOOR FLAT OFFERED WITH NO ONWARD CHAIN\*\***  
Gilson Bailey are delighted to offer this spacious and well-presented two-bedroom ground floor apartment, ideally located within the highly sought-after NR3 area of Norwich. Offering modern and stylish living throughout, the accommodation features a bright and airy open-plan kitchen/living area, perfect for contemporary lifestyles, a sleek shower room, and two well-proportioned bedrooms, with the principal bedroom benefitting from its own en-suite bathroom. Externally, the property enjoys the convenience of an allocated parking space to the rear. Further benefits include double glazing, gas central heating, and the added advantage of being offered with no onward chain, ensuring a smooth and hassle-free purchase. An excellent opportunity for first-time buyers or investors alike, this superb home must be viewed to be fully appreciated.



## GROUND FLOOR



While every attempt has been made to ensure the accuracy of the description contained here, measurements of floor, window, walls and any other parts are approximate and no responsibility is taken for any mis-precision or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, fixtures and appliances shown have not been tested and no guarantee as to their availability or efficiency can be given.  
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### Location

The popular NR3 area of Norwich provides a good range of local amenities to include schooling, shops, supermarkets, pubs and restaurants. There are good public transport links to and from the City centre with ease of access to the Norwich Ring Road and NDR.

### Accommodation Comprises

Front door to:

#### Open Plan Kitchen/Living Area 26'11" x 11'9"

Fitted wall and base units with worktops over, sink and drainer, fitted hob and oven, integrated fridge/freezer, washing machine and dishwasher, three double glazed windows, two radiators.

#### Bedroom One 11'8" x 9'11"

Double glazed window, radiator.

#### En-Suite 8'5" x 5'0"

Panelled bath, low level WC, hand wash basin, boiler.

#### Bedroom Two 13'10" x 10'11"

Double glazed window, radiator.

#### Shower Room 9'4" x 5'10"

Shower cubicle, low level WC, hand wash basin, heated towel rail, frosted double glazed window.

### Outside

One allocated parking space to the rear.

### Local Authority

Norwich City Council, Tax Band A.

### Tenure

Leasehold – 999 years from 1 July 2006. Please note service/maintenance charges are £700 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	72	80
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<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.

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