



**6 City Heights, Telegraph Lane East | | Norwich | NR1**

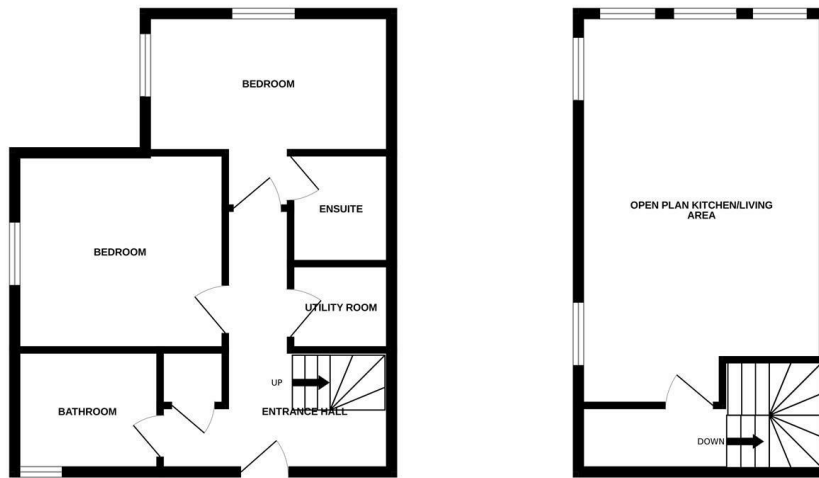
**£210,000**

**\*\*SPACIOUS SPLIT LEVEL APARTMENT WITH VIEWS OVER WHITLINGHAM\*\***

Gilson Bailey are thrilled to present this beautifully arranged two-bedroom split-level apartment, perfectly positioned to the east of Norwich with superb access to the vibrant city centre and mainline train station. Offering an impressive blend of space and style, the property features a secure intercom entry leading to a private hallway, two generous bedrooms including an ensuite to the principal, a modern bathroom and a practical utility room, while the upper level reveals a stunning open-plan kitchen and living space flooded with natural light—ideal for both relaxing and entertaining. Further benefits include double glazing, gas central heating, and an allocated off-road parking space, all offered with the significant advantage of no onward chain. A fantastic opportunity for first-time buyers or savvy investors alike, this is a home that truly needs to be seen to be fully appreciated.



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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

Thorpe Hamlet, lies just to the east of Norwich City centre within walking distance to the railway station and Riverside development (offering restaurants, bars, cinema and gym). There is great access into the City centre itself, riverside walks, Mousehold Heath and A47 Southern Bypass.

## Accommodation Comprises

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

### Entrance Hall

Doors to two bedrooms, bathroom, utility and stairs to next floor.

### Bedroom One 12'11" x 9'10"

Two double glazed windows, radiator.

### En-Suite

Panelled bath with shower over, low level WC, hand wash basin, heated towel rail.

### Bedroom Two 11'1" x 10'4"

Double glazed window, radiator.

### Bathroom

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

### Utility

Space for washing machine and extra white goods.

### Open Plan Kitchen/Living Area 23'5" x 12'11"

Fitted wall and base units with worktops over, sink and drainer, fitted hob and oven, integrated fridge and dishwasher, four double glazed windows, two radiators.

## Outside

One off road parking space.

## Local Authority

Broadland District Council, Tax Band A.

## Tenure

Leasehold - 125 years from 26 August 2004 . Please note service/maintenance charges are £1977 per annum and ground rent is £200 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>	77	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**

Broadland District 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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