



Flat 5 Maude Gray Court St. Benedicts Street |

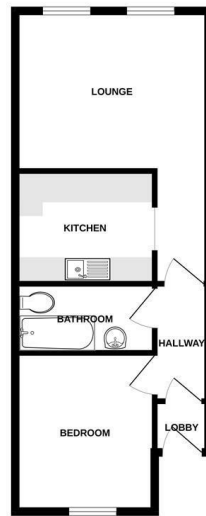
1 Norwich | NR2 6BA

£150,000

****FIRST FLOOR FLAT IN THE HEART OF ST BENEDICTS STREET**** Gilson Bailey are delighted to offer this one bedroom first floor flat, superbly positioned along the popular and vibrant St Benedicts Street in the heart of Norwich City Centre. Offering an excellent opportunity for first-time buyers looking to enjoy the convenience of city living, this appealing property is presented in good condition throughout and provides comfortable, well-proportioned accommodation. Accessed via a communal entrance, the flat comprises a private entrance hall, spacious and inviting lounge, fitted kitchen, good-sized bedroom and bathroom, creating a practical and easy-to-manage home. The property also benefits from off road parking with an annual fee, a particularly useful option in such a central location. Further benefits include gas heating and an enviable position within easy reach of the City Centre's excellent selection of independent shops, cafés, restaurants, bars and local amenities. Combining comfortable accommodation, a desirable St Benedicts Street address and the convenience of having everything Norwich has to offer on your doorstep, this charming flat would make a fantastic first-time purchase, so be quick to book a viewing.



FIRST FLOOR



NR2 6DA

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of areas, volumes, masses and any other data are approximate and no responsibility is taken for any error or omission in this information. This plan is for illustrative purposes only and should not be used as a basis for any legal proceedings. The services, systems and appliances shown have not been installed and the purchaser agrees to take responsibility for obtaining any necessary permissions. Made with Metaphor (2020)

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

Front door to:

Entrance Hall

Doors to lounge, kitchen, bedroom and bathroom.

Lounge 13'7" x 11'1"

Two windows, radiator.

Kitchen 10'3" x 7'10"

Fitted wall and base units with worktops over, sink and drainer, space for cooker, space for fridge and washing machine.

Bedroom 10'11" x 9'8"

Window, radiator.

Bathroom 9'3" x 4'9"

Panelled bath with shower over, low level WC, radiator, extractor fan.

Outside

Potential parking space subject to a yearly fee.

Local Authority

Norwich City Council, Tax Band A.

Tenure

Leasehold

Term: 125 years from 1.1.1987

Service Charge: £650 per annum

Ground Rent: £250 per annum

Parking: £600 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.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	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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