21 Unicorn Yard I I Norwich I NR3 3AL

Offers In Excess Of £175,000

SPACIOUS APARTMENT WITH OFF ROAD PARKING Gilson Bailey are delighted to offer this smartly presented, one bedroom third floor flat, ideally positioned just a short walk from the heart of Norwich City Centre and offered in excellent condition throughout. Providing bright and well-planned accommodation, the property is accessed via secure intercom entry and comprises a welcoming entrance hall, spacious lounge/diner, fitted kitchen, good-sized bedroom and bathroom. Outside, the property benefits from the considerable advantage of its own off-road parking space, along with a useful bike shed, adding further convenience for City living. Additional benefits include double glazing and electric heating. Combining excellent presentation, private parking and a superb location within easy reach of the City Centre, this attractive apartment would make a fantastic first-time purchase, so be quick to book a viewing.

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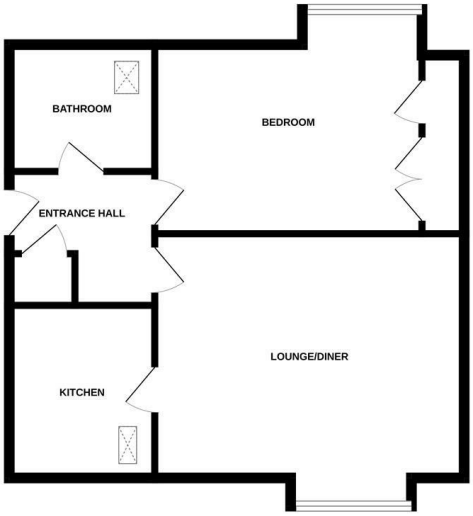
THIRD FLOOR



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 third floor. Front door to:

Entrance Hall
Doors to lounge/diner, bedroom and bathroom.

Lounge/Diner 17'1" x 15'0"
Double glazed window, electric heater.

Kitchen 9'7" x 8'0"
Fitted wall and base units with worktops over, sink and drainer, fitted hob and oven, space for fridge/freezer, washing machine and dishwasher, velux window.

Bedroom 14'9" x 12'5"
Double glazed window, electric heater, built in wardrobes.

Bathroom 8'0" x 6'11"
Panelled bath with shower over, low level WC, hand wash basin, velux window.

Outside
One off road parking space and a bike shed.

Local Authority
Norwich City Council, Tax Band B.

Tenure
Leasehold
Term: 125 years from 14 July 2006
Service Charge: £1757.74 per annum
Ground Rent: £115 per annum

Utilities
Fibre to the property.
Mains 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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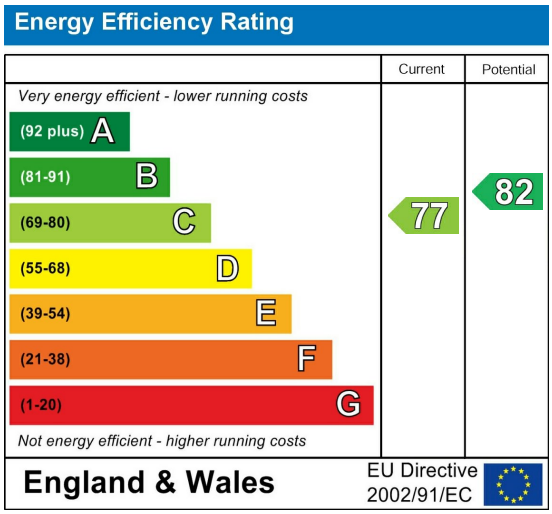

Local Authority

Norwich City Council, Tax Band B

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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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