



29 Gordon Square | | Norwich | NR1 3HJ

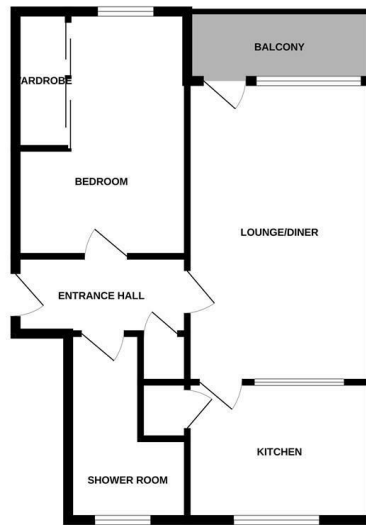
Offers In Excess Of £125,000

****GROUND FLOOR FLAT WITHIN WALKING DISTANCE TO THE CITY CENTRE****

Gilson Bailey are delighted to offer this one bedroom, ground-floor flat situated to the south of Norwich, within easy walking distance of the City Centre. The property comprises an entrance hall, lounge/diner with a balcony, kitchen, bedroom and shower room. Outside, permit parking is available, while further benefits include double glazing, gas heating and the highly desirable advantage of being offered with no onward chain. Ideally suited to first-time buyers looking to step onto the property ladder or investors seeking an excellent buy-to-let opportunity, this appealing flat combines a convenient location with low-maintenance living and is sure to attract considerable interest, so an early viewing is highly recommended.



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of areas, volumes, heights and any other details are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, fixtures and appliances shown here are not to be taken as a guarantee as to their operation or efficiency and are for general information only.

Location

Gordon Square can be found to the south of Norwich close by to many local amenities including schooling, shops, pubs, restaurants and supermarkets. You are within walking distance of the City centre, Norwich Bus station and Chapelfield shopping centre and gardens. There is ease of access to the Norwich train station, A47 southern bypass and Norwich Ring Road.

Accommodation Comprises

Secure intercom entry with front door to:

Entrance Hall

Doors to lounge/diner, bedroom, shower room and storage cupboard.

Lounge/Diner 17'10" x 10'11"

Double glazed window, door to balcony, two radiators.

Kitchen 10'11" x 7'10"

Fitted wall and base units with worktops over, sink and drainer, space for cooker, fridge and washing machine, double glazed window, storage cupboard.

Bedroom 14'5" x 10'1"

Double glazed window, radiator, built in wardrobe.

Shower Room 11'0" x 5'2"

Shower cubicle, low level WC, hand wash basin, radiator, frosted double glazed window.

Outside

Permit parking and brick built storage shed located in the communal hallway.

Local Authority

Norwich City Council, Tax Band A.

Tenure

Tenure – Leasehold – Term 125 years from 10 June 1996. Please note ground rent is £10 per annum and service/maintenance charges are £800 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) A		
(81-91) B		
(69-80) C		
(55-68) D	66	73
(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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