



50 Earlham House Earlham Road | | Norwich | NR2

## Offers In Excess Of £75,000


**\*\*INVESTORS ONLY AS THE TENANT WISHES TO STAY \*\*** Gilson Bailey are delighted to present this well-presented second-floor studio apartment, ideally located in the highly sought-after Golden Triangle. The property is within close proximity to a variety of local shops, cafés, and pubs, and offers easy access to the city centre, university, and hospital.

The accommodation comprises a secure communal entrance lobby leading to a private entrance hall, a bright main living/bedroom area with a full-width window, a modern kitchen, and a bathroom fitted with a shower over the bath. Additional benefits include modern electric heating and double glazing throughout.






**Energy Efficiency Rating**

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	76	77
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<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.