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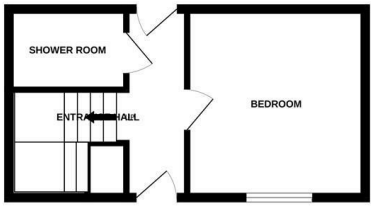
Offers In Excess Of £320,000

SPACIOUS DUPLEX APARTMENT ON THE EDGE OF THE CITY CENTRE WITH OFF ROAD PARKING
Gilson Bailey are delighted to offer this stunning, modern and generously proportioned, two bedroom duplex apartment, ideally positioned within walking distance of Norwich City Centre and presented in excellent condition throughout. Offering stylish contemporary living with a spacious and versatile layout arranged over two floors, this impressive property is perfectly suited to buyers seeking a comfortable home in a highly convenient location. The ground floor comprises a welcoming entrance hall, well-proportioned bedroom and modern shower room, providing excellent flexibility for guests or those working from home. Upstairs, the property really comes into its own with a superb open-plan kitchen/living area, creating a fantastic sociable space for cooking, dining, relaxing and entertaining, with direct access to a private balcony, providing a lovely additional space to enjoy the outdoors. Also on this floor is a further generously sized bedroom and contemporary shower room, offering excellent convenience and practicality. Outside, the apartment benefits from the considerable advantage of one covered off-road parking space, a particularly valuable feature so close to the City Centre. Further benefits include double glazing and gas heating. Combining impressive open-plan living, two bedrooms, two shower rooms, a private balcony, secure covered parking and a fantastic location within easy reach of central Norwich, this exceptional apartment would make a superb first-time purchase or ideal city home, so be quick to book a viewing.

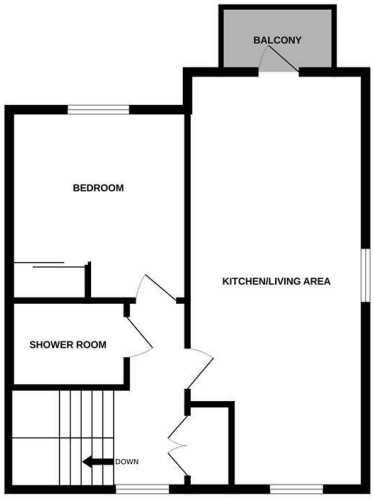
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GROUND FLOOR



1ST 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
Front door to:

Entrance Hall
Doors to bedroom, shower room, rear door leading to parking space and stairs to first floor.

Bedroom Two 11'8" x 11'0"
Double glazed window.

Shower Room 7'2" x 4'11"
Shower cubicle, low level WC, hand wash basin, heated towel rail, frosted double glazed window.

First Floor Landing
Doors to kitchen/living area, bedroom, shower room and storage cupboard.

Open Plan Kitchen/Living Area 25'10" x 12'0"
Fitted wall and base units with worktops over, sink and drainer, fitted Bosch hob, oven and microwave, integrated fridge/freezer, Zanussi washing machine and dishwasher, two double glazed windows, door to balcony.

Bedroom One 11'10" x 10'10"
Double glazed window, built in wardrobe.

Shower Room 7'1" x 6'6"
Shower cubicle, low level WC, hand wash basin, heated towel rail.

Outside
One off road parking space.

Local Authority
Norwich City Council, Tax Band C.

Tenure
Leasehold
Term: 250 years less 3 days commencing on and including 17 January 2020.
Service Charge: £1012.70 per annum
Ground Rent: N/A

Utiliities
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.

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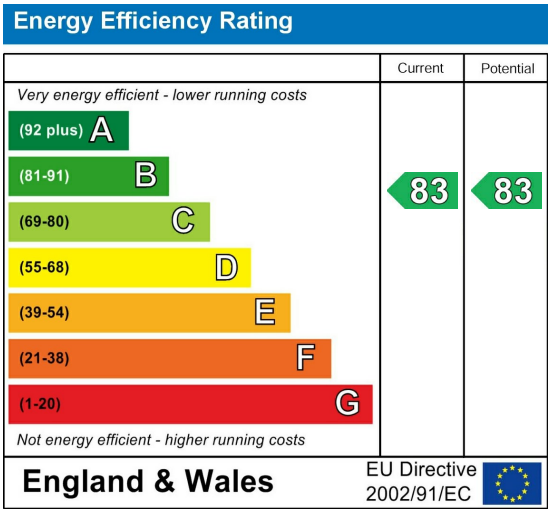












Local Authority

Norwich City Council, Tax Band C

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.