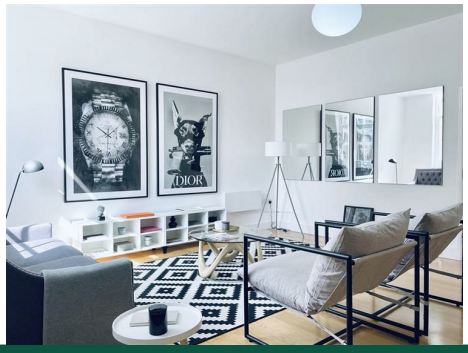








19 Hardwick House King Street I I Norwich I NR1 1DB

Guide Price £100,000

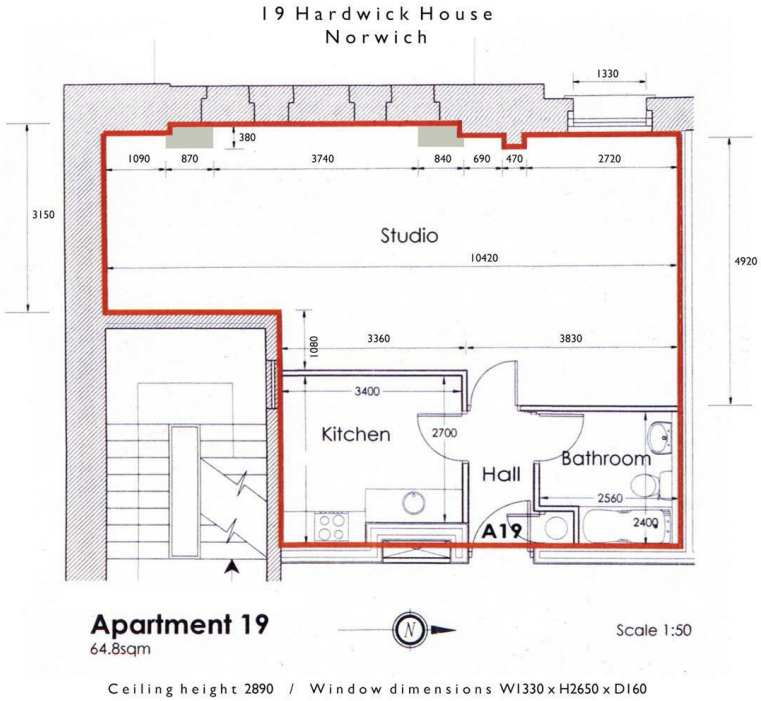
** WOW FACTOR APPR 700SQFT CITY CENTRE APARTMENT ** Gilson Bailey are delighted to present this beautifully appointed apartment, finished to an exceptional standard and set within a stunning period building in the heart of Norwich city centre, with the added bonus of lift access. The apartment offers stylish, modern living throughout, with high-quality fixtures and fittings. A spacious entrance hall leads to a separate contemporary kitchen, complete with integrated appliances including a dishwasher, washer/dryer, fridge with ice box, and combination oven/microwave. The modern bathroom features a sleek suite comprising a hand basin, WC, and shower over the bath.

A particular highlight of the property is the impressive living space, enhanced by striking 10ft high ceilings and large sash window that floods the apartment with natural light. A cleverly designed partition separates the bedroom area from the lounge, creating a spacious and airy feel rarely found in modern city centre apartments. Further benefits include electric heating with a modern thermostatically controlled smart heating system (manually controlled thermostats for each radiator or from an app) character features, and an unbeatable central location. This superb property would make an ideal first-time purchase or an excellent buy-to-let investment able to achieve approximately £1140pcm. Early viewing is highly recommended to fully appreciate everything this unique apartment has to offer.

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Head Office 32 Prince of Wales Rd,
Norfolk NR1 1LG
01603764444 | sales@gilsonbailey.co.uk



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.

Tenure

Leasehold
Term: 125 years from 01 April 2007
Service Charge: £3207.08pa
Ground Rent: £200pa

Local Authority

Norwich City Council - Tax Band C

Utilties

Broadband: ADSL
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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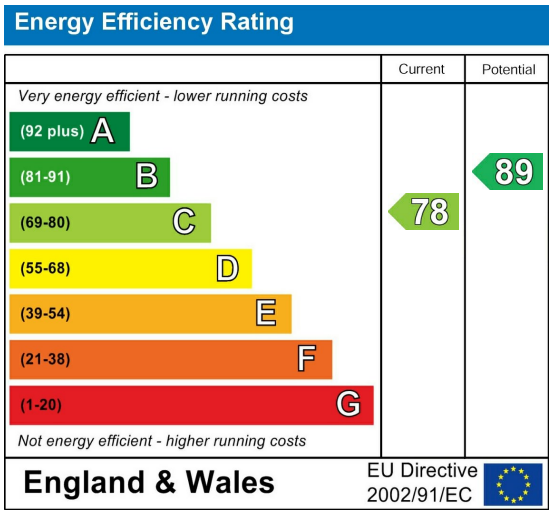












Local Authority

Norwich City Council - Tax Band 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.