



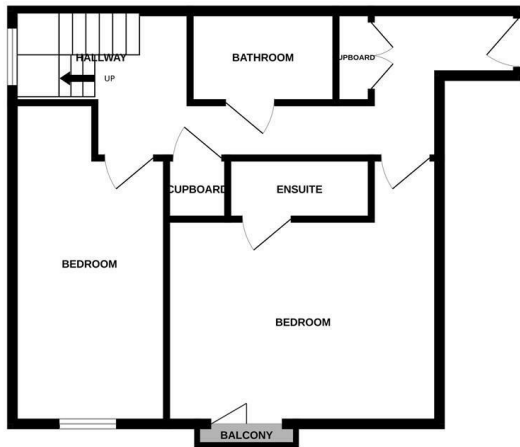
214b Thorpe Road | | Norwich | NR1 1TP

£260,000

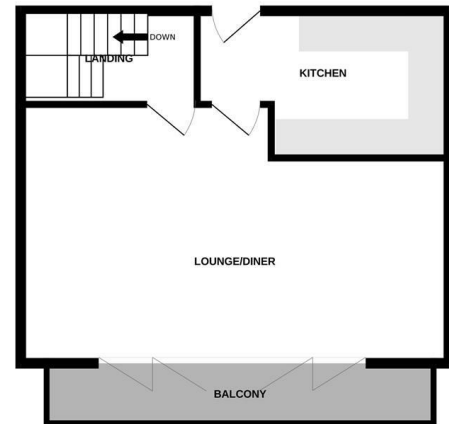
****SOLD BEFORE HITTING THE MARKET**** Gilson Bailey are delighted to offer this beautifully maintained two bedroomed Duplex Penthouse apartment. With open plan large rooms, floor to ceiling bi folding doors and sliding/tilt floor to ceiling windows, the property offers light and spacious living. Internally it comes with two double bedrooms, ensuite to bedroom one and fully fitted bathroom to the ground floor. The first floor offers an impressive living room with full length bi-folding doors with access to the balcony, a fully fitted kitchen which includes washing machine, dishwasher and oven. A further unique benefit is the large storage room measuring at 30ft which can be used for a whole multitude of purposes which you have access to. Externally the property comes with an allocated parking space and is located within close proximity to Norwich Train Station and a short walk to Norwich City Centre. Also close local amenities making this property ideal for anyone looking for stylish and convenient living.



1ST FLOOR



2ND 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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Local Authority

Norwich City Council, Tax Band C.


Tenure

Leasehold - 999 years from and including 01 January 2012. Please note ground rent and service/maintenance charges apply. For further information, please contact the office.

Utilities

Gfast fibre broadband available.
Mains water and electric.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		80
(69-80) C	65	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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.

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