



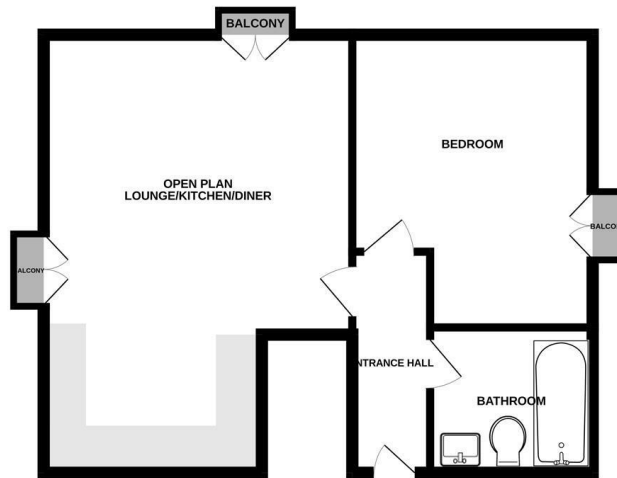
Flat 12, 29-31 Surrey Street | | Norwich | NR1 3NX

Guide Price £170,000

GUIDE PRICE: £170,000 - £180,000 LOVELY APARTMENT IN A PRIME CITY CENTRE LOCATION** Gilson Bailey are delighted to offer this WELL PRESENTED, LIGHT AND AIRY, ONE BEDROOM, THIRD FLOOR APARTMENT situated in a very convenient location in the heart of Norwich City Centre. Accommodation comprising secure intercom entry with lift and stair access to third floor, storage cupboard, private entrance hall, OPEN LOUNGE/KITCHEN/DINER, bedroom and bathroom. The apartment benefits from double glazing, gas heating and is OFFERED WITH NO ONWARD CHAIN. The property would make an excellent first time purchase or buy-to-let investment so be quick to book a viewing to appreciate the quality and location on offer. N



THIRD FLOOR



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, doors 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, fixtures and appliances shown here are based on the information available to the vendor at the time of the plan. Made with Metropack 0.0001.

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 bus station and 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

Secure intercom entry with stairs and lift to third floor. Storage cupboard outside the front door. Front door to:

Entrance Hall

Doors to lounge/kitchen/diner, bedroom and bathroom.

Open Plan Lounge/Kitchen/Diner 21'5" x 17'9"

Fitted base units with worktops over, sink and drainer, gas hob, fitted oven, integrated fridge, freezer, washing machine, dishwasher, two sets of double doors with Juliet balcony, radiator.

Bedroom 14'1" x 11'8"

Double doors with Juliet balcony, radiator.

Bathroom 7'10" x 6'10"

Panelled bath with shower over, low level WC, hand wash basin, radiator, extractor.

Local Authority

Norwich City Council, Tax Band A.


Tenure

Leasehold - Term 125 years from and including 1 January 2004. Please note service/maintenance charges are £1910 per annum (payable over 10 months) for 23/24 and ground rent is £250 per annum for 23/24. For further information, please contact the office.

Utilities

Gfast fibre broadband available.
Mains water and electric.


Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	78
(55-68) D		
(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.