

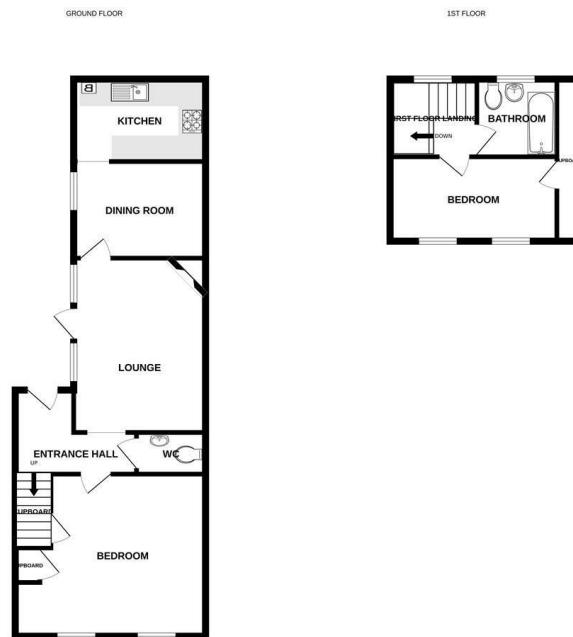


2 Barnes Yard Leonards Street | | Norwich | NR3 3DR

Guide Price £240,000

****GUIDE PRICE £240,000 - £250,000 UNIQUE GRADE II LISTED SPLIT LEVEL APARTMENT WITHIN WALKING DISTANCE TO THE CITY CENTRE**** Gilson Bailey are delighted to offer with NO ONWARD CHAIN this STUNNING, TWO BEDROOM, SPLIT LEVEL APARTMENT located in the highly popular NR3 area of Norwich within walking distance to the City Centre. Accommodation comprising entrance hall, lounge, separate dining room, quality fitted kitchen, large main bedroom and WC on the ground floor. To the first floor is a second bedroom and BESPOKE QUALITY FITTED bathroom suite. The apartment offers wonderful light and airy living and enjoys a selection of features including exposed beams, cast iron fireplace, strip flooring, sash windows, gas heating and ample loft space. Outside there is a first floor courtyard garden, one parking space and further permit parking. The property would make an excellent first time purchase or downsize so be quick to book a viewing.





Location

Barnes Yard is within walking distance of the city centre and train station and is conveniently placed for many local amenities including schooling, popular shops, supermarkets, pubs and restaurants with ease of access to the Norwich ring road.

Accommodation Comprises

Front door to:

Entrance Hall

Doors to lounge, bedroom, WC and stairs to first floor.

Lounge 14'7" x 10'9"

Two windows to side, door to courtyard, two radiators, cast-iron fireplace with tiled hearth, door to:

Dining Room 10'11" x 8'0"

Window to side, radiator, loft hatch with ladder giving ample storage, opening to:

Kitchen 10'11" x 6'9"

Sash window to side, quality range of wall and base units, porcelain single sink and drainer, space for fridge, washing machine and slimline dishwasher, stainless steel fitted oven and electric hob.

Bedroom One 13'6" x 15'10"

Two sash windows to front, two radiators, built-in cupboard, built-in wardrobe, exposed beams.

WC

Bespoke fitted hand wash basin with vanity unit, beach worktop, low level WC, chrome heated towel rail, panel to dado, extractor.

Bedroom Two 7'0" x 13'11"

Sash windows to front, exposed beams, large storage cupboard, radiator.

Bathroom

Bespoke quality fitted three piece suite comprising: low level WC, hand wash basin with vanity unit, panelled bath with mixer shower over and glazed shower screen, chrome heated towel rail, window exposed beams.

Outside

Shared courtyard garden with wrought iron railings, one parking space and further permit parking.

Local Authority


Norwich City Council, Tax Band C.

Tenure

Leasehold – Term 125 years from 1 April 1990. Please note ground rent and service/maintenance charges are £2000 per annum with the exemption of 2024 where it will be £8500 per annum . For further information, please contact the office.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	77
(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 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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