

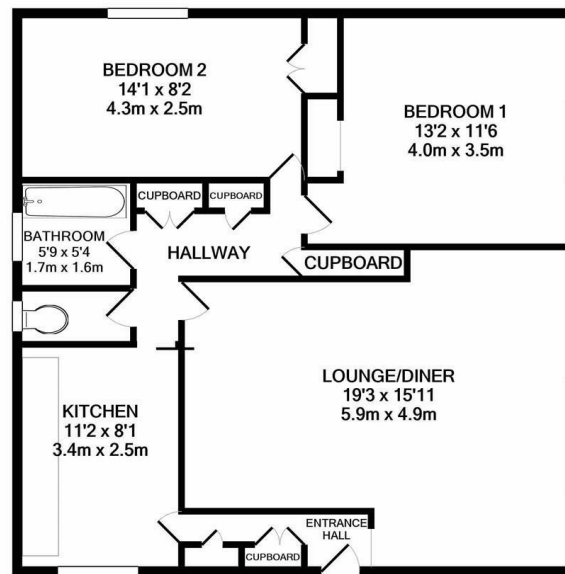


97 Paragon Place | | Norwich | NR2 4BP

Guide Price £140,000

GUIDE PRICE £140-150,000. Situated on the EDGE of the ever popular GOLDEN TRIANGLE is this SECOND floor, TWO bedroom flat with accommodation comprising entrance hall, 19' open plan lounge/diner, kitchen bathroom, separate WC and two bedrooms. Outside there are well maintained, lawned communal grounds with residents permit parking available. The flat benefits from double glazing, gas fired central heating with new boiler installed in February 2020, is presented in good decorative order and would make an excellent first time purchase or buy-to-let investment. Internal viewing is highly recommended.





Whilst every attempt has been made to ensure the accuracy of the floor plan 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

Paragon Place is situated within walking distance to many local amenities including schooling, doctors, shops bars restaurants and Upper St Giles Street. There are regular public transport links to and from the city centre with ease of access to the Norwich ring road, Norfolk and Norwich University Hospital and the University of East Anglia.

Accommodation Comprises:

Security door with stairs to second floor. Front door to:

Entrance Hall

With doors to lounge/diner, two cupboards and kitchen.

Lounge/Diner

4.94m x 5.85m max (16' 2" x 19' 2") uPVC double glazed window, two radiators, door to inner hallway.

Kitchen

3.40m x 2.46m (11' 2" x 8' 1") uPVC double glazed window, range of wall and base units, space for cooker and freestanding fridge/freezer, stainless steel single sink and drainer, door to inner hallway.

Inner Hallway

With doors to both bedrooms, bathroom, WC and two storage cupboards.

Bedroom One

3.52m x 3.55m (11' 7" x 11' 8") uPVC double glazed window, radiator, built-in wardrobe.

Bedroom Two

4.34m x 4.56m (14' 3" x 15') uPVC double glazed window, radiator, built-in wardrobe.

Bathroom

Two piece suite comprising: hand wash basin, panelled bath, tiling, frosted double glazed window.

WC

Low level WC, tiled, frosted double glazed window.

Garden Outside


Communal gardens and permit parking.

Lease Information

Term 125 years from 22 April 1986. Please note ground rent and service/maintenance charges will apply. 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 | 72 | 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

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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