



12 Albert Place | | Norwich | NR1 4JL

£130,000

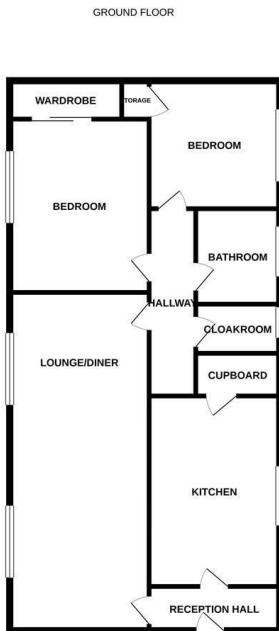
DATE OF NOTICE: 06 / 12 / 2021

We advise that an offer has been made for the above property in the sum of £140,000
Any persons wishing to increase on this offer should notify the agents of their best offer
prior to exchange of contracts.

Gilson Bailey Partners, 32 Prince of Wales Road, NR1 1LG
Tel: 01603 764 444

****NO ONWARD CHAIN WITHIN WALKING DISTANCE TO THE CITY CENTRE**** Gilson Bailey are delighted to offer this two bedroom first floor flat, located in the popular Thorpe Hamlet area of Norwich with accommodation comprising, entrance hall, lounge/diner, kitchen, two double bedrooms, bathroom and separate WC. Outside there is permit parking available. The flat benefits from double glazing, gas fired central heating but is in need of modernisation throughout. The property would make a great first time purchase or buy to let investment and internal viewing is highly recommended.

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Whilst every effort has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, windows, doors and any other items are approximate and no responsibility is taken for any error, omission or misleading information. This plan is for guidance only and should be used on such by any prospective purchaser. The floor plan, rooms and areas shown are not to scale and are given in approximate terms only. The floor plan is not to be used for legal purposes. Made with Measured 0.025.

Location

Thorpe Hamlet, lies just to the east of Norwich City centre within walking distance to the railway station and Riverside development (offering restaurants, bars, cinema and gym). There is great access into the City centre itself, riverside walks, Mousehold Heath and A47 Southern Bypass.

Accommodation Comprises

Front door to entrance hall with doors to lounge/diner and kitchen.

Lounge/Diner 23'5" x 10'1"

Double glazed windows to front and two radiators.

Kitchen 12'7" x 8'7"

Fitted wall and base units with worktops over, sink and drainer, space for cooker, fridge freezer and washing machine, double glazed window to rear and cupboard housing boiler.

Bedroom One 13'6" x 10'1"

Double glazed window to front, radiator and built in wardrobes.

Bedroom Two 11'11" x 8'7"

Double glazed window to rear, radiator and storage cupboard.

Bathroom 5'5" x 4'11"

Panelled bath with shower over, hand wash basin, radiator and double glazed window to rear.

WC

Low level WC, hand wash basin and frosted double glazed window to rear.

Outside

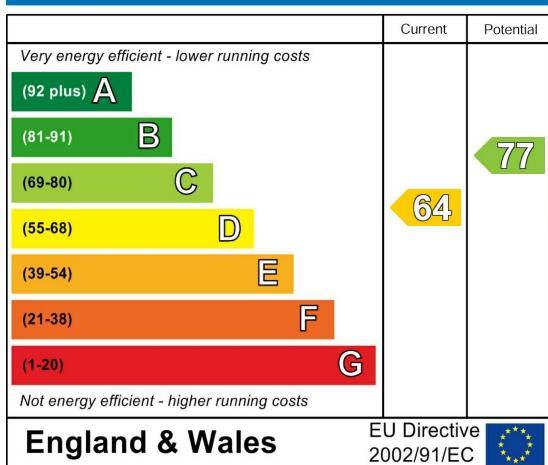
Communal gardens, permit parking and store shed.

Leasehold

Term 125 years from 15 January 1990. Please note ground rent and service/maintenance charges will apply. For further information, please contact the office.



Energy Efficiency Rating



Local Authority

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.

www.gilsonbailey.co.uk
 01603764444