



**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.

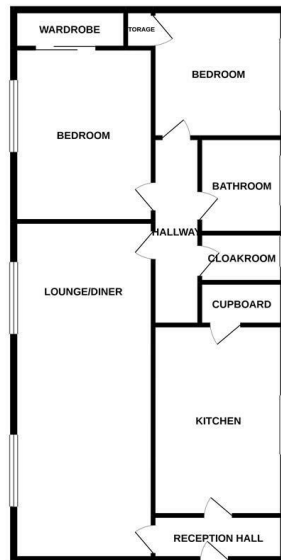
Gilson Bailey Partners, 32 Prince of Wales Road, NR1 1LG

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.



GROUND FLOOR



Whilst 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 the responsibility to make for any error, omission or misstatement. This plan is for guidance purposes only and should be used as such by any prospective purchaser. The accuracy, reliability and applicability of this plan are not intended to be guaranteed. No liability is accepted in relation to this plan. Made with Metaphor 1.0.0.0.

### 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

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>64</b>	<b>77</b>
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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](http://www.gilsonbailey.co.uk)  
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