



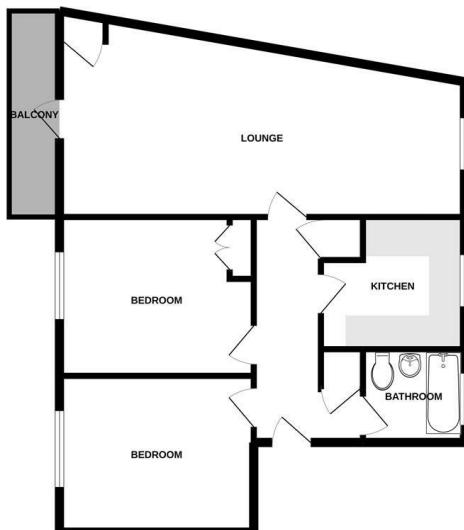
## 3 Milton Close | Norwich | NR1 3HX

**Guide Price £160,000**

\*\*GUIDE PRICE £160,000 - £170,000 SOUTH CITY FLAT WITHIN WALKING DISTANCE TO THE CITY CENTRE\*\* Gilson Bailey are delighted to offer this well presented, two bedroom, first floor flat located to the south of Norwich within walking distance to the City Centre. Accommodation comprising entrance hall, lounge with a balcony, kitchen, two bedrooms and a bathroom. Outside there is permit parking available and a large storage shed to the ground floor. The flat 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.

**G**  
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## FIRST FLOOR



 Whilst every effort has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, rooms and any other items are approximate and no responsibility is taken for any errors or inaccuracies. The floorplan is for general guidance only and is not to scale. It is not a survey or any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee is given as to their condition or working order. Made with Metropix ©2022
 

## Location

Milton Close can be found to the south of Norwich close by to many popular local amenities such as schooling, shops, supermarkets, pubs and restaurants and is within walking distance of the City Centre, Norwich bus station and Chapel Field shopping complex. There is ease of access to Norwich train station, Riverside Development, Norwich Ring Road, the A47 southern bypass, A11 and A140.

## Accommodation Comprises

Secure intercom entry and stairs to first floor. Front door to:

### Entrance Hall

Doors to lounge, kitchen, two bedrooms, bathroom and storage cupboard.

### Lounge 16'11" x 13'3"

Double glazed window, two radiators, door to balcony, storage cupboard.

### Kitchen 9'3" x 8'3"

Fitted wall and base units with worktops over, sink and drainer, four ring electric hob, fitted oven, space for fridge and washing machine, double glazed window, radiator.

### Bedroom One 12'1" x 10'0"

Double glazed window, radiator, built in wardrobe.

### Bedroom Two 12'1" x 9'10"

Double glazed window, radiator.

## Bathroom 6'5" x 6'5"

Panelled bath with shower over, low level WC, hand wash basin, heated towel rail, frosted double glazed window.

## Outside

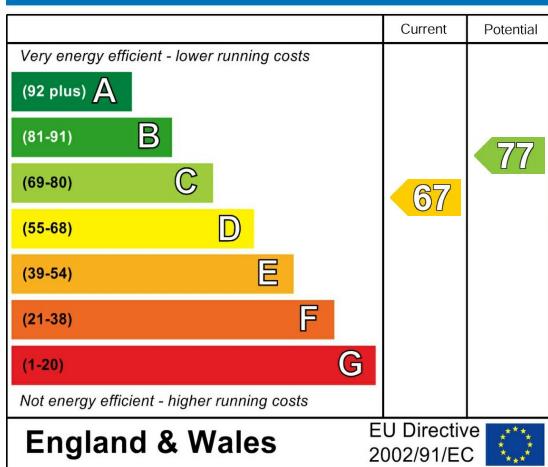
Large storage shed to the ground floor and permit parking is available.

## Leasehold Information

Tenure - Leasehold - Term 125 years from 18 August 1997. Please note ground rent is £10 per annum and service/maintenance charges were £280.60 in 2020 and £642.11 in 2021. We have been advised by the seller that this was because the access security system was updated in the block. For further information, please contact the office.



### Energy Efficiency Rating



### 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.

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