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**47 Paradise Place | Norwich | NR1 1QY**

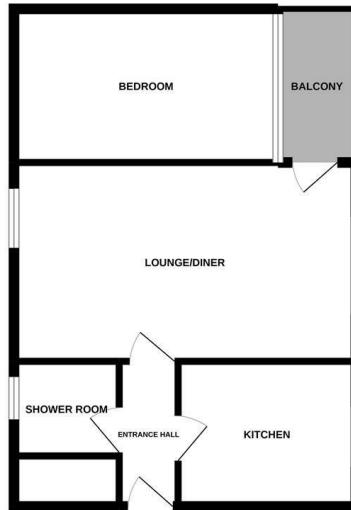


**Price Guide £125,000**

**\*\*OFFERED TO INVESTORS ONLY AS THE CURRENT TENANT WISHES TO STAY\*\***  
Gilson Bailey are delighted to offer this one bedroom, first floor flat located in the City Centre with accommodation comprising, entrance hall, lounge/diner with access to a balcony, bedroom and shower room. Outside there is communal gardens and a car park on a first come first serve basis. The flat benefits from double glazing, gas heating and is offered with no onward chain. The property makes a great investment so be quick to book a viewing.

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GROUND FLOOR



 Whilst every effort has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors or omissions. The floorplan is intended for guidance purposes only and should not be relied upon as being accurate. The services, systems and appliances shown have not been tested and no guarantee is given as to their condition. Prospective buyers are advised to make their own investigations.
 
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## Location

The Cathedral city of Norwich is set in the heart of East Anglia and has everything you would desire in a vibrant regional capital, including wonderful shopping facilities with two shopping malls including Chantry Place, and a wide range of independent boutique shops in the Norwich lanes. There is a wide array of restaurants, bars, coffee shops, a dynamic nightlife which caters for all age groups, and the Theatre Royal is one of the country's oldest established theatres. The city is the most complete medieval city in the United Kingdom, including cobbled streets such as Elm Hill, Timber Hill and Tombland, with ancient buildings including St Andrews Hall, two Cathedrals and Norwich Castle. The River Wensum flows throughout the city with various pubs located along the river and with boat hire available. There are excellent transport links with Norwich train station providing a regular mainline service into London Liverpool Street, Cambridge and towards the coast. Norwich International Airport is also situated only 4 miles from the city centre. The city has two Universities including the University of East Anglia and Norwich University of The Arts. There are fantastic schools and colleges around the city and suburbs. Norfolk itself is arguably most famous for its man-made broads, a national park with over 125 miles of waterways set in beautiful countryside surrounded with charming and picturesque towns and villages with Wroxham, the capital of the broads, approximately 8 miles from the centre of Norwich.

## Accommodation Comprises

Stairs to first floor and front door to:

## Entrance Hall

Doors to lounge/diner, kitchen and shower room.

## Lounge/Diner 18'10" x 10'11"

Double glazed window to side, two radiators, storage cupboard.

## Kitchen 9'11" x 8'0"

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

## Bedroom 14'6" x 8'3"

Double glazed window to side, radiator.

## Shower Room 5'11" x 5'4"

Shower cubicle, low level WC, hand wash basin, radiator, frosted double glazed window to side.

## Outside

Communal gardens and residents car park on a first come first serve basis.

## Leasehold information

Tenure - Leasehold - Term 125 years from 11 February 1983. 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>	67	75
(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

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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