

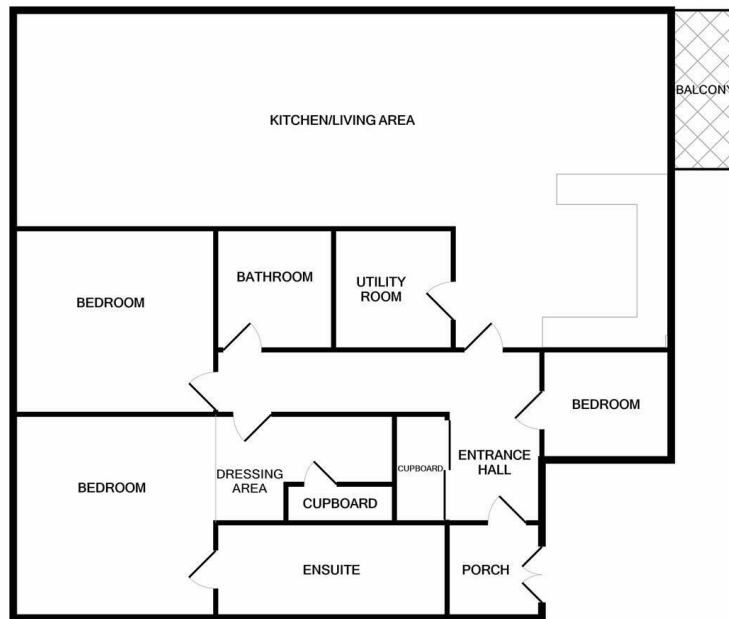


## Apartment 5 Westlegate Tower | | Norwich | NR1 3LJ

**£675,000**

This simply STUNNING and CONTEMPORARY, FIFTH FLOOR, THREE bedroomed SPACIOUS apartment offers City Centre living at its finest, and is part of the award-winning Westlegate Tower, an iconic landmark building that offers far-reaching PANORAMIC VIEWS. Accommodation comprising secure intercom video entry to communal entrance, communal lift to 5th floor, private hallway, bedroom/study, a master bedroom with dressing room area and enjoying en-suite facilities, further double bedroom, bathroom, utility room, 41' open-plan kitchen/living area with access to a balcony. The property absorbs the panoramic view of the City from every aspect and offers an extremely light and airy feel, whilst benefiting from underfloor heating throughout, solid oak flooring, ceramic tiled floors and underground car parking area with security remote-controlled shutter doors. There is also a communal bike store and bin room. An internal viewing is highly recommended to appreciate this amazing apartment.





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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### Accommodation Comprises:

Secure intercom entry with a lift and stairs up to the fifth floor, front door to:

#### Lobby

Giving access to:

#### Hallway

Doors to bedroom three/study, kitchen, master bedroom, bedroom two and bathroom, large wardrobe, access to kitchen.

#### Bedroom Three/Study

8.40m x 7.10m (27' 7" x 23' 4") Window to side aspect, spotlights.

#### Utility Room

2.43m x 2.56m (8' x 8' 5") fitted wall and base units with worktops over, spaces for washing machine and dryer.

#### Kitchen/Living Area

12.59m x 6.18m max (41' 4" x 20' 3") narrowing to 4.28m. Quality fitted wall and base units with worktops over, built-in oven with four-ring electric hob and extractor hood over, built-in fridge, freezer and dishwasher, breakfast bar area. Open-plan to: Living area with large windows offering stunning panoramic views over Norwich City and beyond, oak flooring, TV point. Door to:

#### Balcony

4.03m x 1.39m (13' 3" x 4' 7")

#### Bathroom

Low level wc, wash basin and bath with shower over, ceramic tiled flooring, heated towel rail, spotlights.

#### Bedroom Two

3.97m x 3.69m (13' x 12' 1") Window to side aspect, tv point.

#### Main Bedroom

4.06m x 3.86m (13' 4" x 12' 8") Windows to front and side aspects, TV point, door to en-suite. Access to:

#### Dressing Area

3.52m x 2.07m (11' 7" x 6' 9") Spotlights. Fitted wardrobe.

#### En-Suite

Window to front aspect, 'his and hers' sink, tiled splashbacks, low level wc, double shower cubicle, spotlights, heated towel rail.

#### Garage

Underground car-parking area with security remote-controlled shutter doors leading through to parking space. There is also access to a cycle and bin store.


#### Leasehold Information

Leasehold – Term From and including 28 October 2014 to and including 27 October 3013. 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>	<b>77</b>	<b>77</b>
(55-68) <b>D</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

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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