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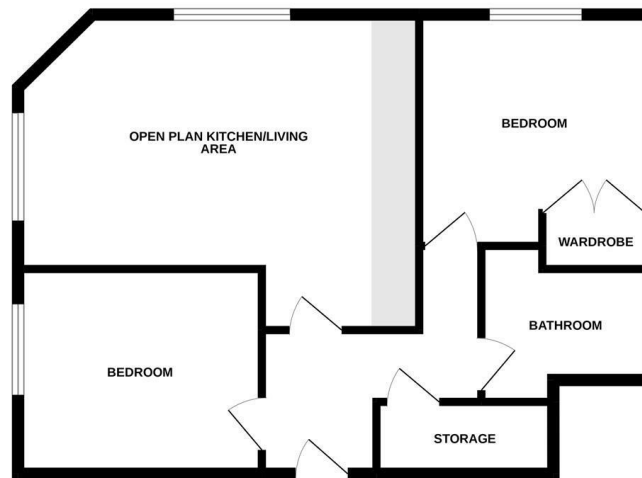
3c Branford Road | | Norwich | NR3 4QD

£210,000

****STUNNING APARTMENT JUST MINUTES FROM THE CITY CENTRE WITH A LONG LEASE**** Gilson Bailey are delighted to offer this beautiful, two bedroom, first floor converted apartment situated within a former public house in the highly sought after NR3 area of Norwich within walking distance to the City Centre with accommodation comprising, shared entrance, private entrance hall, light and airy open plan kitchen/living area with glorious night time views of Norwich, two double bedrooms and a stylish bathroom. Outside there are communal gardens with mature plants and a bike store. The apartment benefits from double glazing, gas heating and is in excellent decorative order throughout. Be quick to book a viewing to appreciate the quality and location on offer.

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FIRST FLOOR



Whilst every attempt has been made to ensure the accuracy of the description contained here, measurements of plots, windows, doors 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 operation or efficiency can be given. Plans with Metreplan 10/2011

Location

The popular NR3 area of Norwich provides a good range of local amenities to include schooling, shops, supermarkets, pubs and restaurants. There are good public transport links to and from the City centre with ease of access to the Norwich Ring Road and NDR.

Tenure – Leasehold – Term 125 years from 1 April 2014. Please note ground rent and service/maintenance charges will apply. For further information, please contact the office.

Accommodation Comprises

Door to shared entrance and stairs to first floor. Door to:

Entrance Hall

Doors to open plan kitchen/living area, two bedrooms and bathroom.

Open Plan Kitchen/Living Area 18'8" x 14'10"

Fitted wall and base units with worktops over, sink and drainer, four ring electric hob with extractor over, fitted oven, integrated fridge/freezer, space for washing machine, double glazed window to front and side, two radiators.

Bedroom One 11'8" x 9'6"

Double glazed window to side, radiator, cast iron fireplace.

Bedroom Two 10'11" x 10'1"

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

Bathroom 7'6" x 7'6"

Panelled bath, shower cubicle, low level WC, hand wash basin, heated towel rail, extractor fan.

Outside


Communal gardens to the rear featuring paving, mature shrubs and a bike store.

Leasehold information

www.gilsonbailey.co.uk
01603764444



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	81	81
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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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